

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 12(A)(2)
04-24-07

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

RESOLUTION NO. R-485-07

RESOLUTION AUTHORIZING HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION FOR THE REHABILITATION TO 925 CASTILE PLAZA, 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, 925 Castile Plaza, 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 925 Castile Plaza, Coral Gables, Florida is a City of Coral Gables designated 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,



MEMORANDUM

(Revised)

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

DATE: April 24, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 12(A) (2)

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

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 Jose Andreu Family Trust and Liliana S. Andreu Family Trust as the owners of 925 Castile Plaza, Coral Gables, Florida.

The owners shall have recorded the original of the attached covenant with the deed for the property in the official records of Miami-Dade County and Miami-Dade County hereby accepts the covenant. The exemption shall run for ten years beginning on January 1st following substantial completion of the improvements. The County Mayor, or his designee, is hereby authorized and directed to sign the attached covenant on behalf of Miami-Dade County. If any section, subsection, sentence, clause or provision of this resolution is held invalid, the remainder of this resolution shall not be affected by such invalidity.

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

	Bruno A. Barreiro, Chairman	aye	
	Barbara J. Jordan, Vice Chairwoman	aye	
Jose "Pepe" Diaz	aye	Audrey Edmonson	absent
Carlos A. Gimenez	aye	Sally Heyman	absent
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

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The Chairperson thereupon declared the resolution duly passed and adopted this 24th day of April, 2007. 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



KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Twel

Thomas W. Logue

Memorandum



Date: April 24, 2007

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

From: George M. Burgess
County Manager

A handwritten signature in dark ink, appearing to read "G. Burgess", written over the printed name of the County Manager.

Agenda Item No. 12(A)(2)

Subject: Historic Preservation Ad Valorem Tax Exemption for 925 Castile Plaza, Coral Gables

RECOMMENDATION

It is recommended that pursuant to the provisions of Florida Statute Section 196.1997 and 196.1998 and Dade County Ordinance 16A-18 that the Board approve the resolution for the Ad Valorem Tax Exemption for the following property: 925 Castile Plaza, Coral Gables, Florida.

BACKGROUND

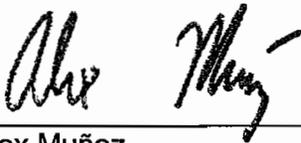
In 1993, the State legislature approved Tax Exemptions for historic properties thereby providing local option property tax exemption for historic properties. Miami-Dade County adopted an ordinance allowing tax exemption in March 1993. The purpose of this legislation is to encourage historic preservation 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.

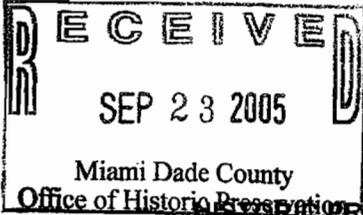
The tax exemption takes effect on January 1 following substantial completion of the improvement and extends for a ten-year period. Miami-Dade Historic Preservation staff or the Preservation Officer of the municipality in which the property is located will conduct periodic reviews of the property to insure 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 925 Castile Plaza, 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. 925 Castile Plaza was designated as a local historic landmark by the City of Coral Gables in 1996. The residence is reportedly one of the first homes to have been built in Coral Gables, probably in 1922. It was designed by architect Lewis D. Brumm and is considered "a fine example of the Mediterranean Revival architectural style that the city is known for. 925 Castile Plaza lies adjacent to George Merrick's (the founder of Coral Gables) boyhood home and is on land that was once part of Solomon Merrick's plantation. The improvement project involved the construction of a new garage to the west of the main residence and a addition of a master bathroom.
2. The total revenue foregone for the current fiscal year if the exemption applied for is granted is estimated at \$487.00 by the County's Property Appraiser (see attached "Revenue Implications" report).

Attachments



Alex Muñoz
Assistant County Manager



**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: 925 CASTILE PLAZA, CORAL GABLES, FL 33134
Folio Number: 4108-001-5490 Plat book: 5 Page Number: 111
Legal Description (attach additional sheets if necessary): BLOCK 36, SECTION B
LOTS 21 & 22 & SOUTHEAST 34' OF LOT 23, CORAL GABLES, FLORIDA

* **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:
JOSE ANDREU FAMILY TRUST & LILIANA S. ANDRE FAMILY TRUST
Mailing Address: 925 CASTILE PLAZA,
City: CORAL GABLES State: FL. Zip: 33134
Daytime Telephone Number: (305) 443-2848
Contact Person: JOSE ANDREU
E-mail: _____ Fax: (305) 447-9856 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 - History

DAVID SER ARCHITECT & TRELLES ARCHITECT

Architect/Designer: _____ Date of Construction: MARCH 2001

Architectural style: 1922 MEDITERRANEAN STYLE (OLD SPANISH)

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

SEE ATTACHED SHEETS & PHOTOS

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

SEE ATTACHED SHEETS & PHOTOS

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 STORIES & ONE STORY

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.)

SEE ATTACHED SHEETS & PHOTOS

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

SEE ATTACHED SHEETS & PHOTOS

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

SEE ATTACHED SHEETS & PHOTOS

IV DESCRIPTION OF PROPOSED IMPROVEMENTS

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

Use of the building before the improvements: SINGLE FAMILY RESIDENCE

Use of the building after the improvements: SINGLE FAMILY RESIDENCE

Estimated project start date: MARCH 2002

Estimated project completion date: FEBRUARY 2004

Estimated value of improvements/restoration: \$ ADDITIONS ± \$400,000.00

Certificate of Appropriateness case file (s): _____

Type of work proposed:

Addition

Alteration

Upgrade

Restoration

Rehabilitation

**T R E L L E S
A R C H I T E C T S**

ADDITIONS:

Additions commencing in March of 2002 through estimated completion date February of 2004, consists of:

- Rear northeast side Master bathroom and walk-in closets addition to the existing master bedroom suite, (program consists of two large walk-in closets, linen closet, toilet room, large double vanity area with a large shower room, having access to pool area).
- Front southwest side detached two car garage (single loaded) creating a second courtyard enclosure with an adjacent wall fountain.

ALTERATIONS:

Restoration of existing property commencing in March 2002 through estimated completion date of February 2004, consists of:

- Existing repair to barrel tiled and flat roof parapet areas.
- Repair and restoration to existing interior and exterior walls, prime and paint throughout with compatible Mediterranean colors.
- Refinishing of clay tile flooring and oak wood flooring throughout.
- Resurfacing exterior stairs with new tile.
- Removing existing laundry room shelter at courtyard and restoring original courtyard wall.
- Repairing, restoring and replacing existing wood casement windows.
- Repairing, restoring and replacing existing French doors and arched French doors.
- Replacing hardware and locks to match original.
- Repair and restoration of existing iron gates and iron details throughout.
- Repairing existing plumbing, electrical and mechanical (A/C) throughout where necessary.
- Repairing and restoring exposed cypress ceilings throughout (loggias, family and breakfast room, living room and master bedroom).
- Repair and restore existing bathrooms throughout where necessary.
- Upgrading existing kitchen counters, backsplash and island top.
- Resurfacing existing pool terrace with tile.
- Relocating existing Old Chicago brick driveway and asphalt approach.
- Resurfacing existing entry walkway with Old Chicago brick to match existing driveway.
- Restoring existing interior and exterior iron lighting (Chandeliers, sconces and lanterns).
- Repair and restoring existing fountain at courtyard.
- New planting in courtyard and garden areas (note: additional landscaping to occur when restoration and addition projects are complete).
- Updating and installing new irrigation system throughout.
- Repairing and updating burglary alarm system.

T R E L L E S
A R C H I T E C T S

DISTINGUISHING EXTERIOR ARCHITECTURAL FEATURES:

- Complexity of massing in heights between one story and two stories, and variations in building types.
- Original clay barrel tile roof at existing residence and clay barrel tile to match at new addition.
- Existing parapet roof and new parapet roofs to match existing.
- Exposed cypress wood ceilings at carport.
- Decorative chimneys.
- Arched Corinthian column loggias.
- Predominantly U shaped building with two interior courtyards with fountains.
- Iron gates throughout.
- Iron balconies and handrails.
- Iron lantern lighting fixtures.
- Two cast iron bells at carport and second courtyard.
- Decorative spindled wood grille at window.
- Wood casement windows.
- Cast in place concrete and stucco sills.
- Wood French and arched French doors, and arched wood and paneled wood doors.
- Elaborate plastered moulds detail at some doors and windows.
- Decorative plastered vents and scuppers.
- Textured stucco throughout.
- Old Chicago brick walkways and driveway.
- Decorative Spanish tiles at exterior stair risers at courtyard.
- Decorative features such as urns, sun dial, concrete benches.
- Swimming pool with two decorative fish figure spouting water into pool.

DISTINGUISHING INTERIOR FEATURES:

- Entry tower with spiral concrete stair with iron handrail double height volume.
- High ceilings in public rooms.
- Exposed cypress wood beamed ceilings with decorative motifs at living room, loggias, master bedroom, family room and breakfast room.
- Exposed concrete surround border with clay tile flooring at first floor.
- Oak wood flooring at second floor.
- Built-in cabinets and built-in shelves at libraries, family room and music room.
- Updated kitchen with built-in cherry wood cabinets, tiled counter tops and backsplash, marble slab at island, and top of the line appliances.
- Updated and restored bathrooms throughout.

T R E L L E S
A R C H I T E C T S

- Wood French doors between public rooms.
- Iron detail work throughout such as doors, numerous chandeliers, wall sconces, curtain rods, phone niche and handrails.
- Spindled turned wood grille door.
- Three fireplaces with ornamented mantels and tile work.
- Decorative plastered details throughout interior.
- Textured plastered interior walls throughout.
- Decorative Corinthian columns with elaborate light fixtures on top in master suite.

AUXILIARY STRUCTURES AND LANDSCAPE FEATURES:

- Detached two car garages (single loaded).
- Original pump and irrigation tower structure.
- Two courtyards with fountains.
- Courtyard wall with a centered arched opening with wood and iron gates.
- Swimming pool with two decorative fish figures spouting water into pool with surrounding tiled terrace.
- The existing property is large in size filled with existing mature trees and varied palm species, as well as a variety of shrubs, vines and low ground covered plants.
(Example: Live oak, Royal Poinciana, Royal palms, bougainvillea vines, etc.)
Note: Further landscaping will be installed at completion of restoration and addition project.

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):

PRINCIPAL FRONT SOUTH FACADE

Photo number: p.1 - p.6

Plan Number: see attached permit set

Describe work:

- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Two Car Garage (single loaded) Addition

Feature 2

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

RIGHT SIDE EAST FACADE

Photo number: p.1 - p.3

Plan Number: see attached permit set

Describe work:

- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Master Bath and Closet Addition.
- Two Car Garage (single loaded) Addition w/ wall fountain.

Feature 3

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

REAR NORTH FACADE

Photo number: p.1 - p.2

Plan Number: see attached permit set

Describe work:

- Existing courtyard wall restoration.
- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Resurfacing existing pool terrace w/ tile.
- Adding heating system to existing pool.

Continued

A. Exterior Architectural Features

Feature 4

Elevation:

LEFT SIDE WEST FACADE

Photo number: P.1 - P.2

Plan number: see attached Permit Set

Description of Work:

- Existing Courtyard wall restoration.
- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Re-surfacing exist. pool terrace w/ tile.
- Master Bath and Closet Addition.
- Two Car Garage (single loaded) Addition.

Feature 5 (exterior / interior)

Elevation:

PRINCIPAL INTERIOR COURTYARD 1

Photo number: P.1 - P.3

Plan number: see attached permit set.

Description of Work:

- Existing Courtyard wall restoration.
- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Repair and restore existing Fountain.

continued

A. Exterior Architectural Features

Feature 6 (exterior / interior)

Elevation:

INTERIOR COURTYARD 2

Photo number: p.1 - p.3

Plan number: see attached permit set.

Description of Work:

- Complete exterior restoration, repair, prime and paint throughout existing residence.
- Two car garage (single loaded) w/ wall fountain
- Re-surface existing stair with tile.
- New Chicago brick walkways to match existing at courtyard.

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

Feature 1
Room: ENTRY STAIR TOWER

Photo number: p.1 - p.2

Plan Number: _____

Describe work:

- Complete interior restoration, repair, prime, paint and refinish flooring throughout.

Feature 2
Room: FORMAL LIVING ROOM

Photo number: p.1 - p.2

Plan Number: _____

Describe work:

- Complete interior restoration, repair, prime, paint, stain and refinish flooring throughout

Feature 3
Room: FAMILY ROOM & BREAKFAST ROOM

Photo number: p.1 - p.2

Plan Number: _____

Describe work:

- Built-in cabinet w/ shelves & T.V. unit,
- Complete interior restoration, repair, prime, paint, stain and refinish flooring throughout.
- new sets of windows (right side of photo)
- stain, paint and new tile at fireplace
- (continues) -

C. Landscape Features

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

see exterior photos of residence
(note: new landscaping will occur at completion)

CONTINUED

INTERIOR ARCHITECTURAL FEATURES:

FEATURE 4:

ROOM: KITCHEN

PHOTO NUMBER: P.1 - P.2

DESCRIPTION OF WORK:

- Complete interior restoration, repair, prime, paint and refinish flooring throughout.
- Resurface existing kitchen cabinets tops and backsplash w/ tile. New marble slab @ kitchen island. New faucets @ sink and new knobs @ existing cabinets throughout. Two new doors at existing cabinets.
- Repair and restore existing doors toward courtyard.

FEATURE 5:

ROOM: MASTER BEDROOM

PHOTO NUMBER: P.1

DESCRIPTION:

- Complete interior restoration, repair, prime, paint stain and refinish flooring throughout
- Two new windows

Note: A master bath addition w/ walk-in closets (work in progress).

(see attached permitted set) 17

CONTINUED

INTERIOR ARCHITECTURAL FEATURES:

FEATURE 6:

ROOM: LIBRARIES

PHOTO NUMBER: P.1 - P.2

DESCRIPTION OF WORK:

- Complete interior restoration, repair, prime, paint and refinish existing floors throughout.
- New built-in cabinets and shelves throughout.

FEATURE 7:

ROOM: home miscellaneous features throughout.

PHOTO NUMBER: P.1 - P.3

DESCRIPTION OF WORK:

- Complete interior restoration, repair, prime, paint, replace and refinish existing floors throughout.

T R E L L E S
A R C H I T E C T S

FINAL RESIDENTIAL PROGRAM DESCRIPTION:

- Formal entry a spiral stair tower.
- Formal living room with fireplace and exposed cypress wood beam ceiling.
- Two arched Corinthian column loggias.
- Formal dining room.
- Large kitchen with three archway Corinthian column opening into breakfast room and family room with fireplace and exposed cypress wood beam ceiling.
- Adjacent playroom.
- Adjacent music room.
- Six bedrooms.
- Five and a half bathrooms.
- Two libraries, one with a fireplace.
- Laundry room.
- Two car garage.
- Carport/Terrace.
- Two courtyards with fountains.
- Swimming pool and surrounding terraces.
- Pump and irrigation tower (original to existing plantation).

Case File: _____

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.

JOSE ANDREU [Signature] 9/12/03
Name Signature Date

LILIANA S. ANDREU [Signature] 9/12/03
Name Signature Date

Notarized:

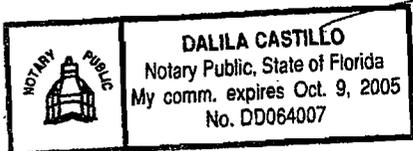
STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 12 day of September 2003.
by JOSE ANDREU (and) LILIANA S ANDREU who
is (are) personally known to me, or have produced FLA D.L. & HAWKLAND D.L. as
identification.

My commission expires:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Print Name: DALILA CASTILLO



**PRECONSTRUCTION APPLICATION REVIEW
FOR STAFF USE ONLY**

Folio Number 03-4108-001-5490

Street Address 925 Castile Plaza

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

- Certifies that the above referenced property qualifies as a historic property consistent with the provisions of s. 196.1997 (11), F. S.
- Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of s. 196.1997 (11), F. S.
- Determines that improvements to the above referenced property are consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in Chapter 1A-38, F. A. C.
- Determines that improvements to the above referenced property are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the criteria set forth in chapter 1A-38, F. A. C. all work not consistent with the referenced Standards, Guidelines and criteria is identified in the Review Comments.

Review comments:

See COA (SP) 2002-03

Additional Review Comments attached? Yes No

Signature: *Donna M. Lubin*

Typed or printed name: DONNA M. LUBIN

Title: Historical Resources Dept.

Date: 12-29-04

**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: 4108-001-5490

Street Address: 925 CASTILE PLAZA, Coral Gables, FL 33134

II. DATA ON RESTORATION, REHABILITATION OR RENOVATION PROJECT:

Project start date: MARCH, 2002 Project completion date: JULY - DEC 2004

Estimated cost of entire project: \$ 459,440

Estimated cost attributed solely to work on historic buildings: \$ 409,440

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

(see list attached)

IV. DESCRIPTION OF IMPROVEMENTS

If different from original proposal in Part 1

Must include numbered photographs and plans or drawings. Please attach additional sheets if necessary.

A. Exterior Architectural Features

Feature 1

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

Water fountain attached to garage
1 & 2 wall, inside patio

Photo number: _____

Plan number: _____

Describe work:

Stucco frame
Two (one small, one large) basi
Tile inside frame
water pump (electric)
photoelectric spot light
n.a.

Feature 2

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

Photo number: _____

Plan number: _____

Describe work:

Feature 3

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

Photo number: _____

Plan number: _____

Describe work:

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

Feature 1

Room: _____

Photo number: _____

Plan number: _____

Describe work:

Case File: _____

Feature 2

n. a

Room: _____

Photo number: _____

Plan number: _____

Describe work:

Feature 3

n. a

Room: _____

Photo number: _____

Plan number: _____

Describe work:

C. Landscape Features

Feature 1

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

Third inside patio and back patio

Photo number: _____

3-16

Plan number: _____

Describe work:

5 palms
200 ferns
10 gardenias
9 flowering shrubs
65 bulb stars
80 mounds
2 coconut trees

70 Flap tones
Mulch whole area

Feature 2

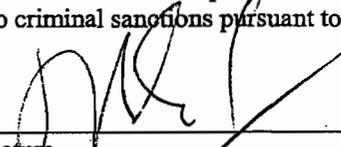
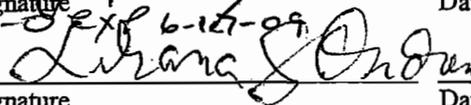
Landscape plan e.g., trees and shrubbery, plants, walls, fountains, etc.

Photo number: _____

Plan number: _____

Describe work:

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

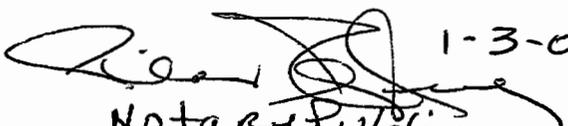
<u>Jose ANDREU</u>		<u>1/3/05</u>
Name FCDC <u>AS36-420-36-217-07</u>	Signature	Date
<u>LILIANA S. ANDREU</u>		<u>1/3/05</u>
Name <u>AS36-537-41-901-0</u>	Signature	Date

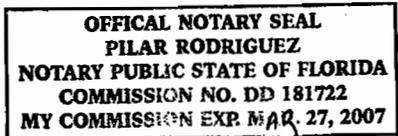
Mailing Address (if different from described property) _____

City _____ State _____ Zip Code _____

Daytime Telephone Number: _____ E-mail: _____

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

 1-3-05
Notary Public



Case File: _____

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

Folio Number: 03-4108-001-5490

Street Address: 925 Castile Plaza
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:

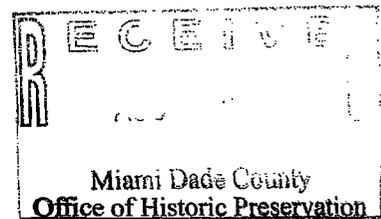
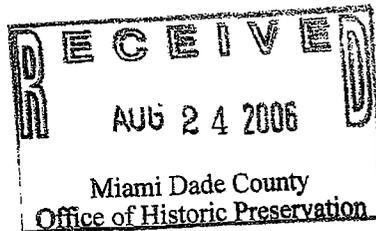
Additional Review Comments attached? Yes No

Signature: *Simone Chin*

Typed or printed name: SIMONE Chin

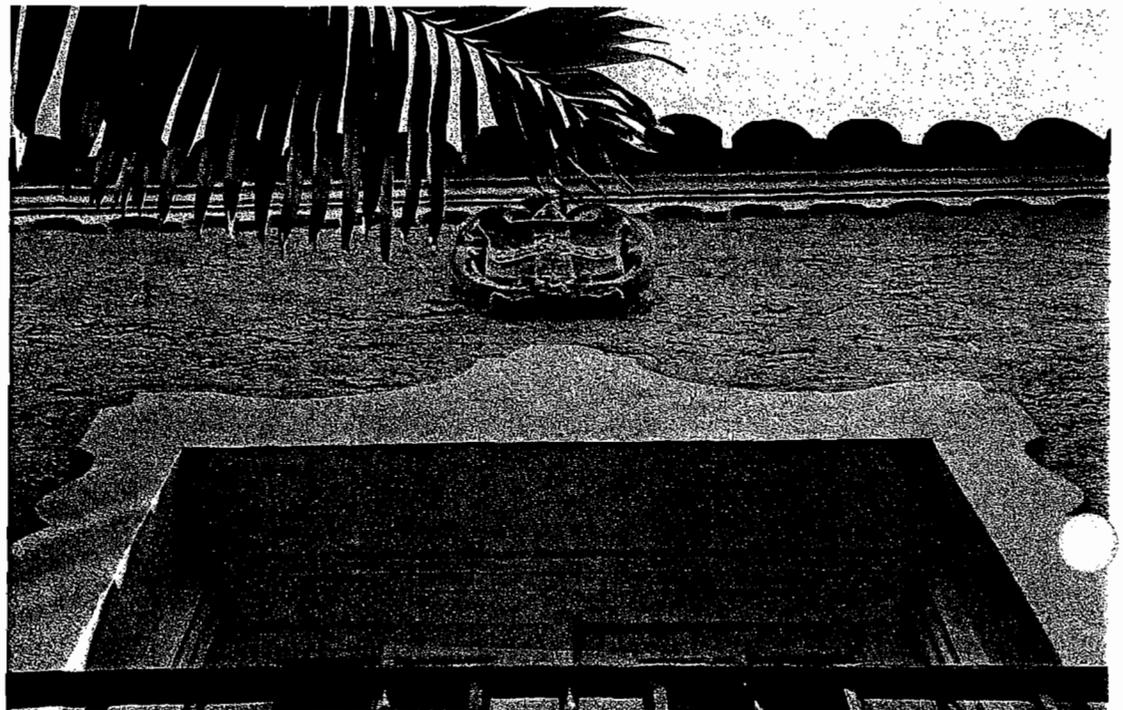
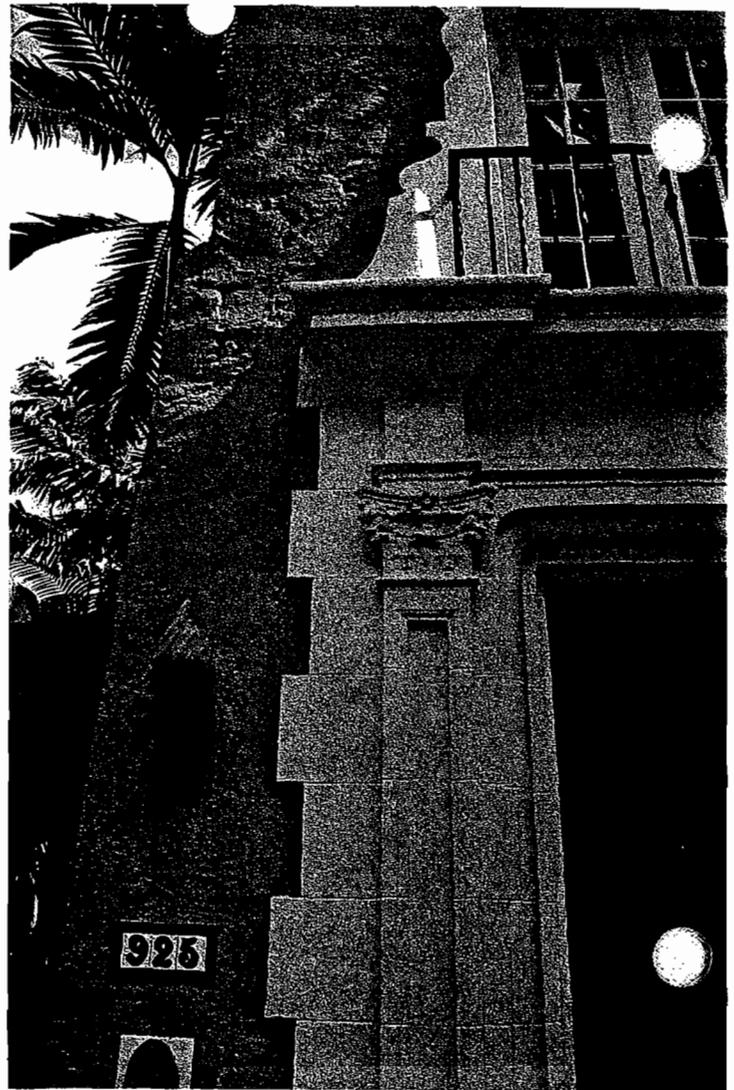
Title: Historic Preservation Administrator

Date: _____

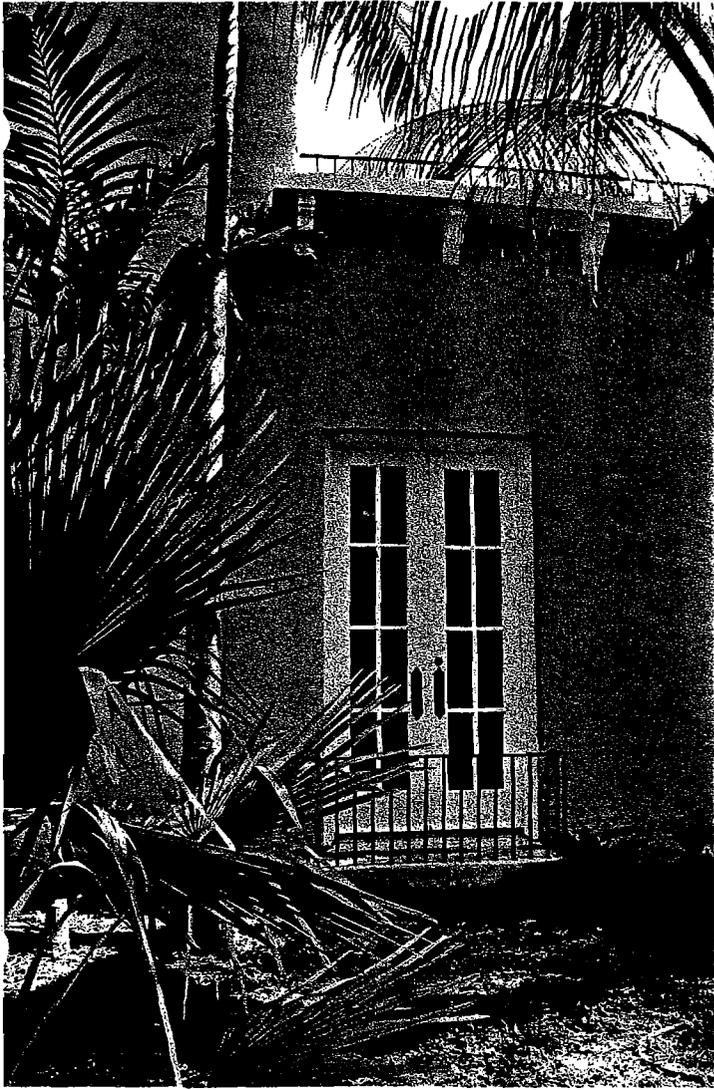


Feature 1
exterior
Principal Front
South Facade
(p.1)



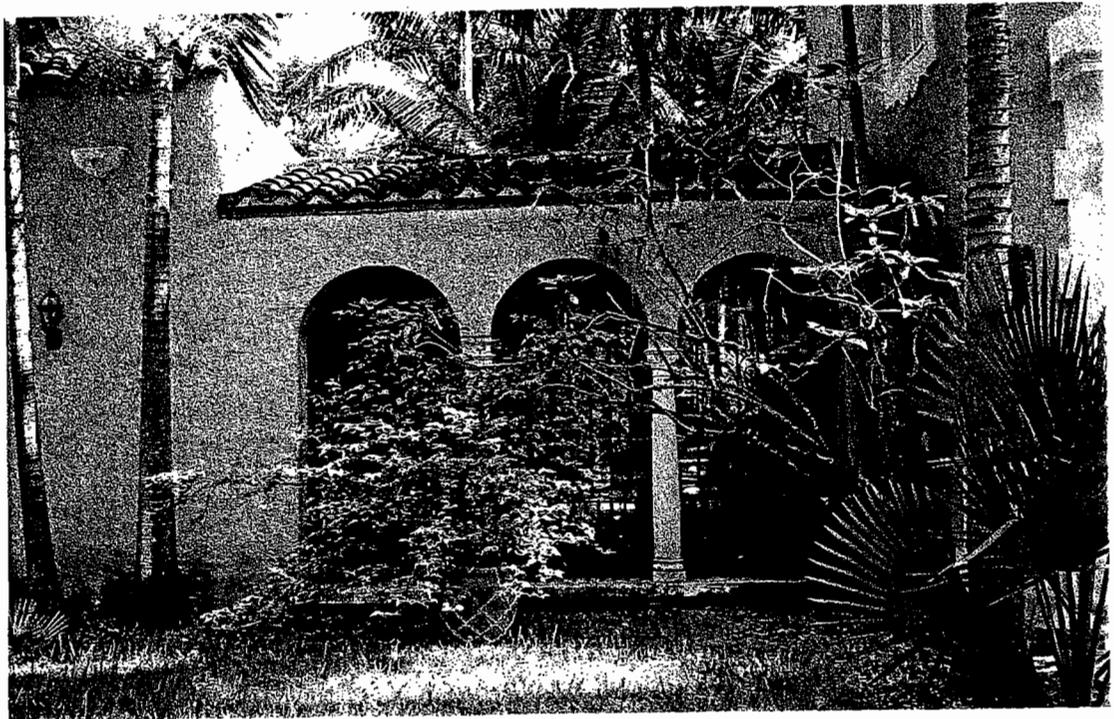
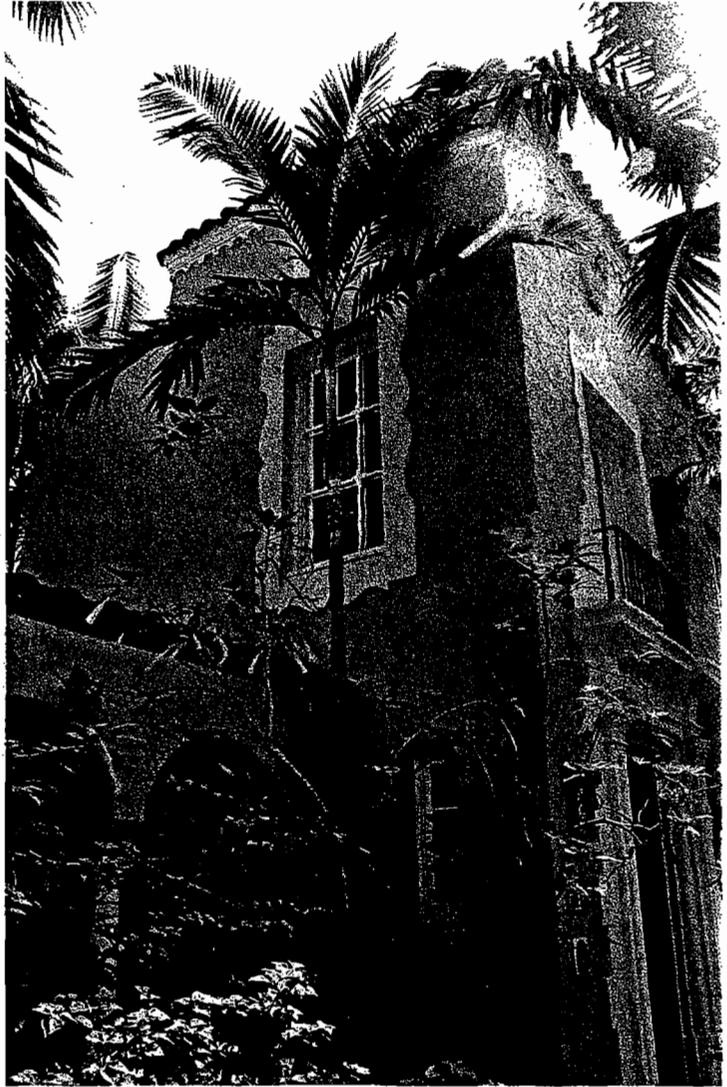


Principal Front
South Facade
(p. 2)

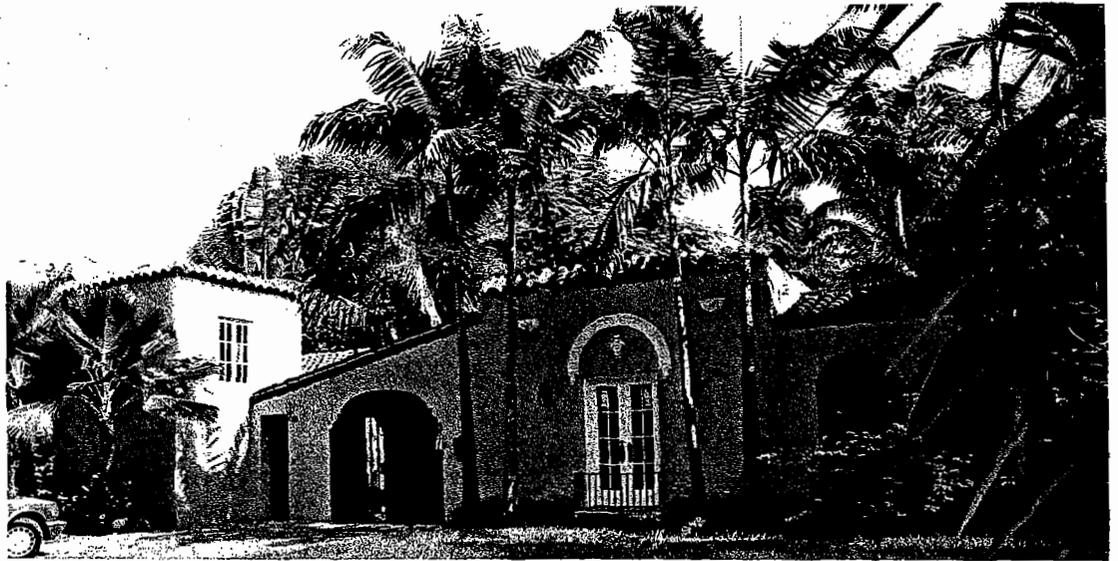


Principal Front
South Facade
(p. 3)

Principal Front
South Facade
(p. 4)



Principal Front
South Facade
(p. 5)

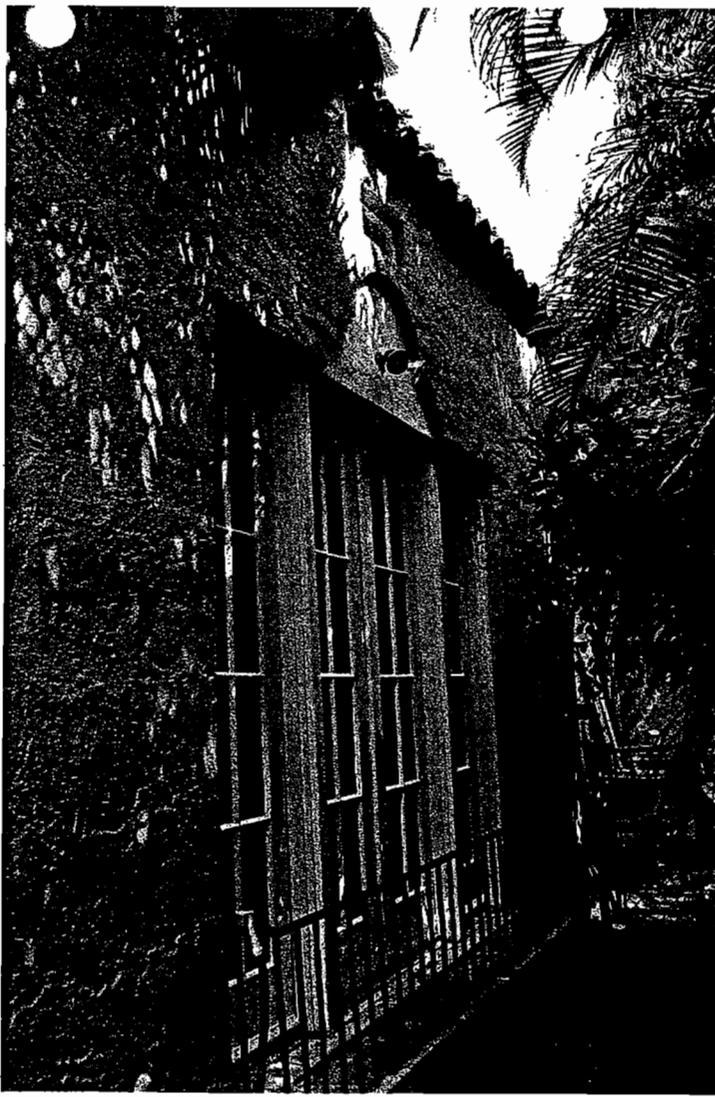


Principal Front
South Facade
(p.6)

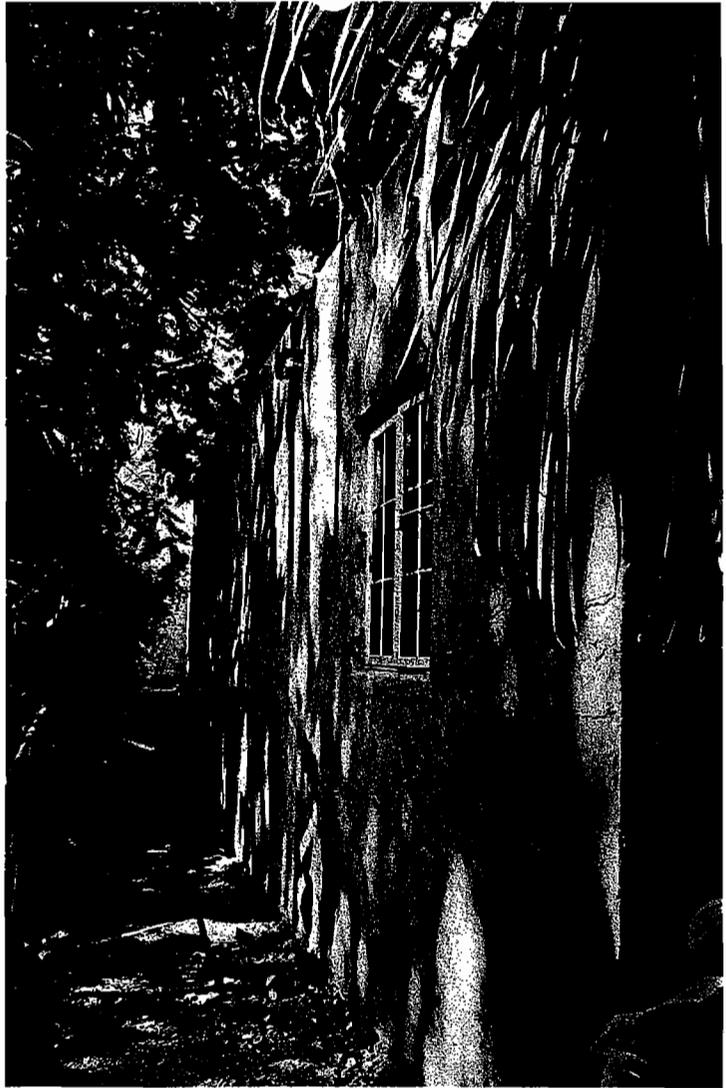


Two Car Garage
Addition
34

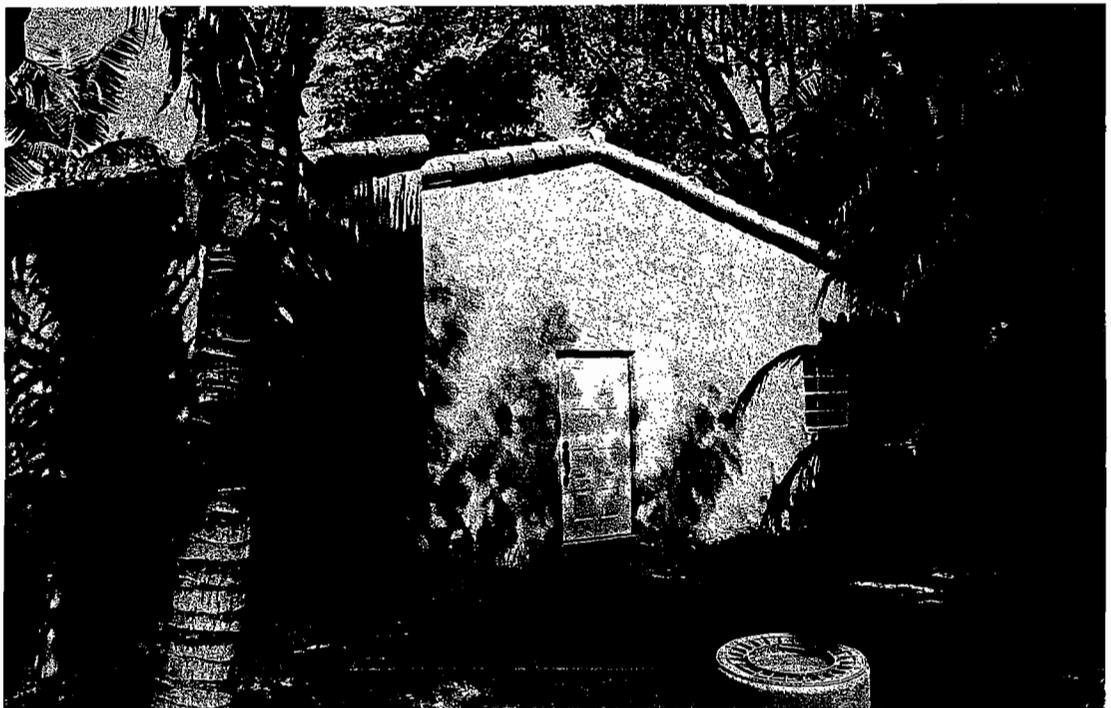
Feature 2:
Exterior
Right Side
East Elevation
(p.1)



Right Side East
Facade (Addition)
(p. 2)

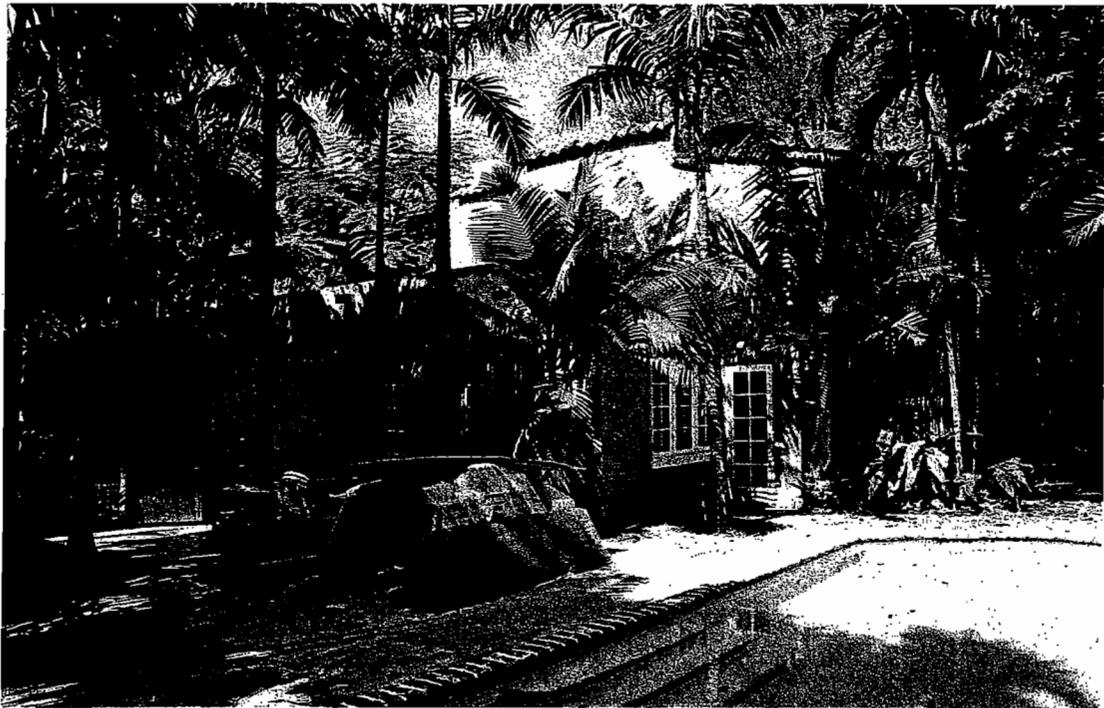


Master Bath
Addition



Two Car
Garage
Addition w/
Wall Fountain

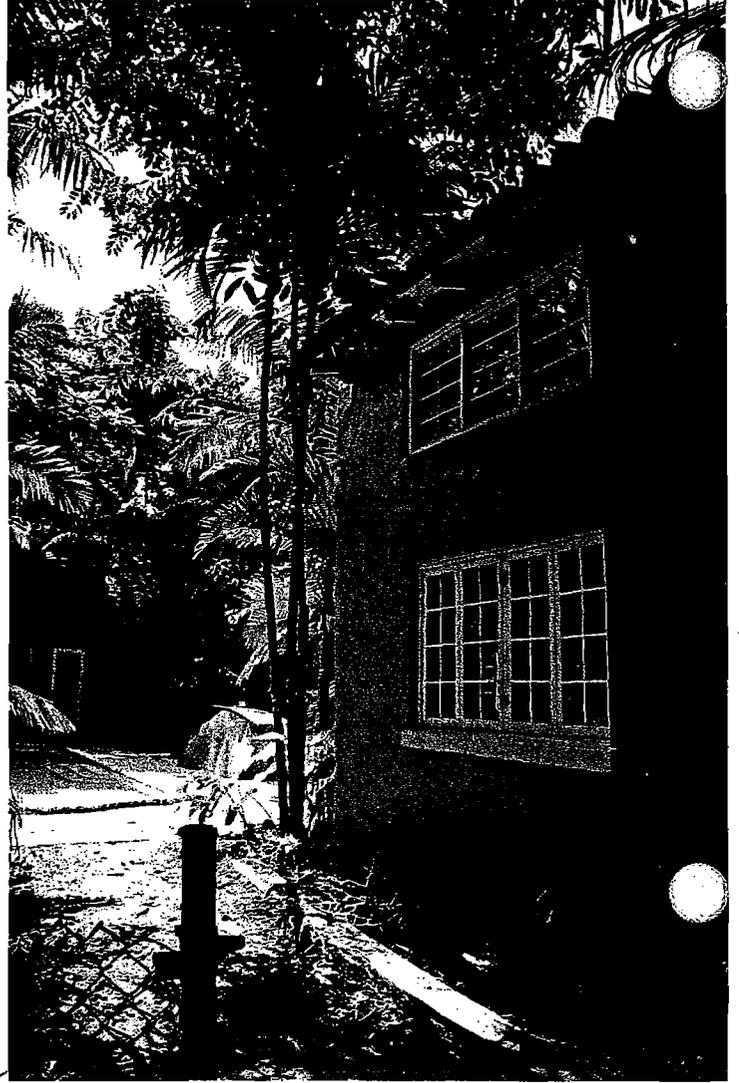
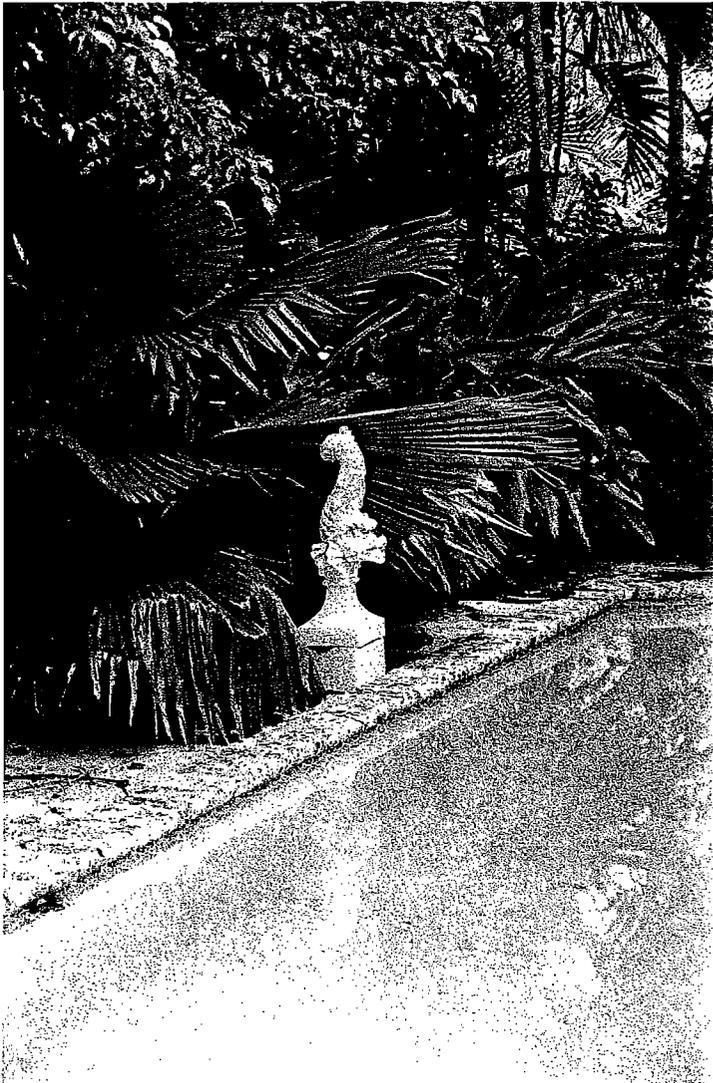
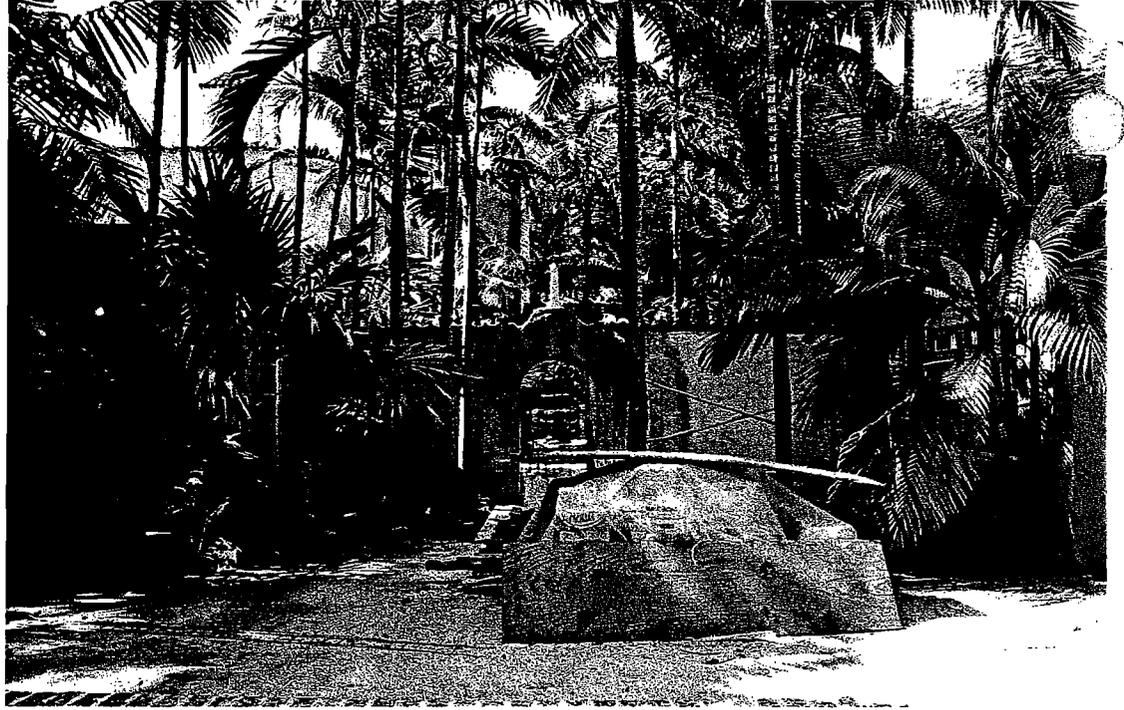
Right side Ea. F Facade
(p. 3)



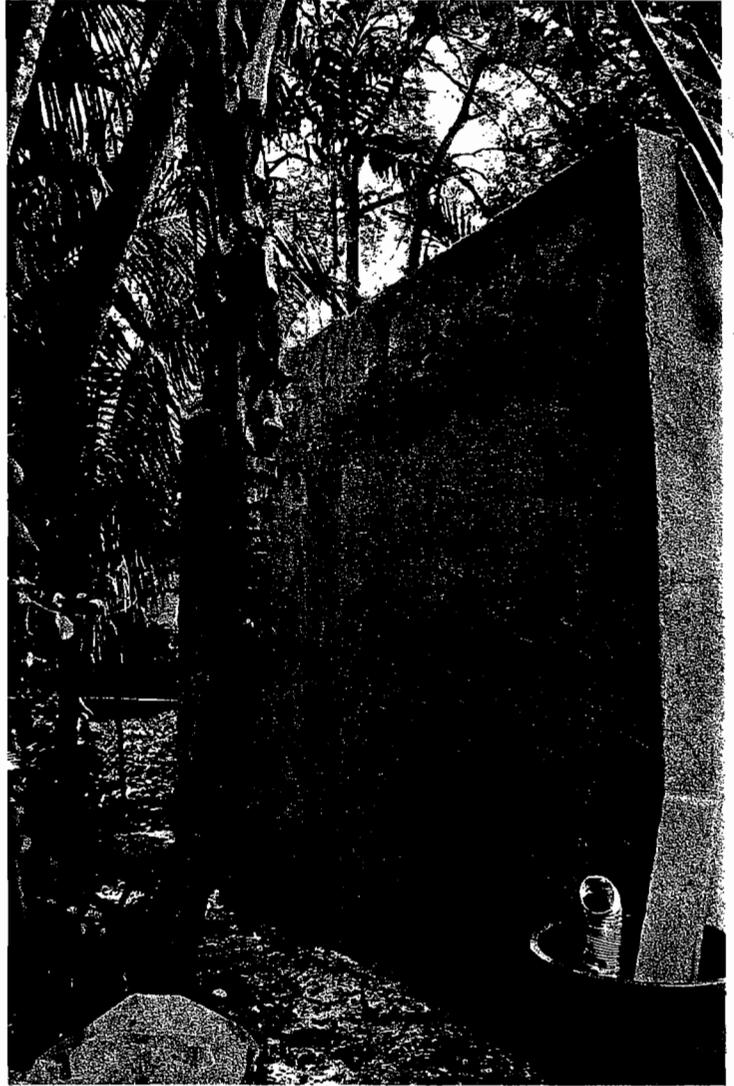
Feature 3: exterior

Rear North
Facade
(p.1)

Courtyard wall
restoration

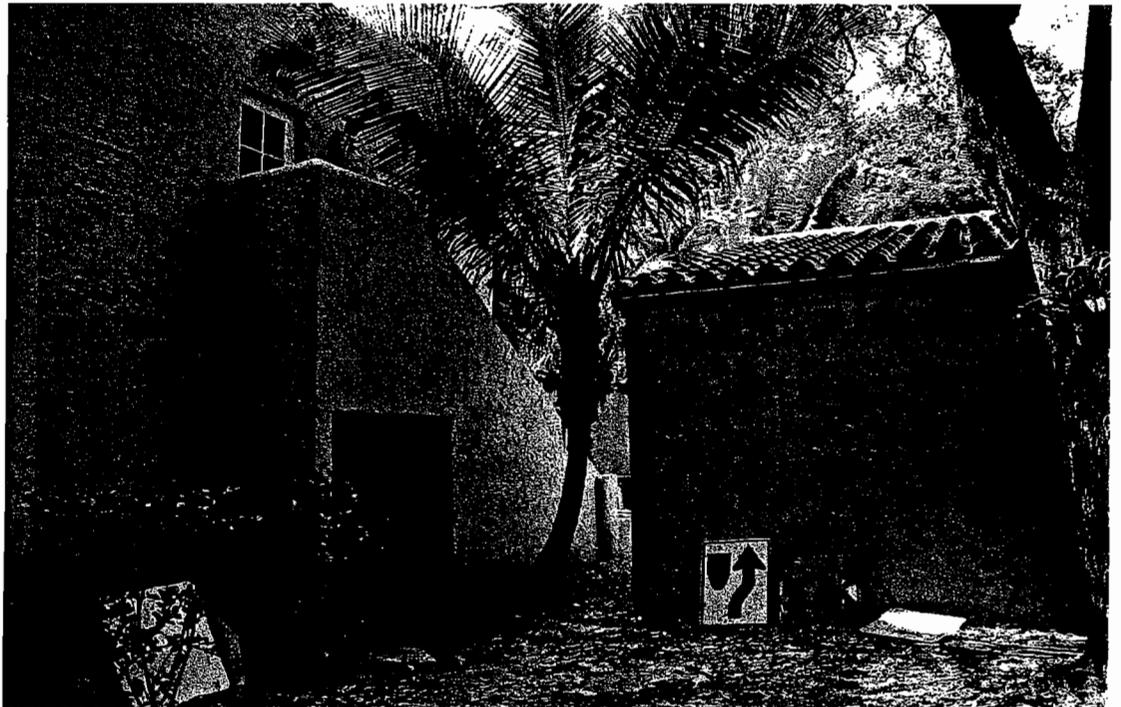


Rear North Facade
(Addition)
(p. 2)

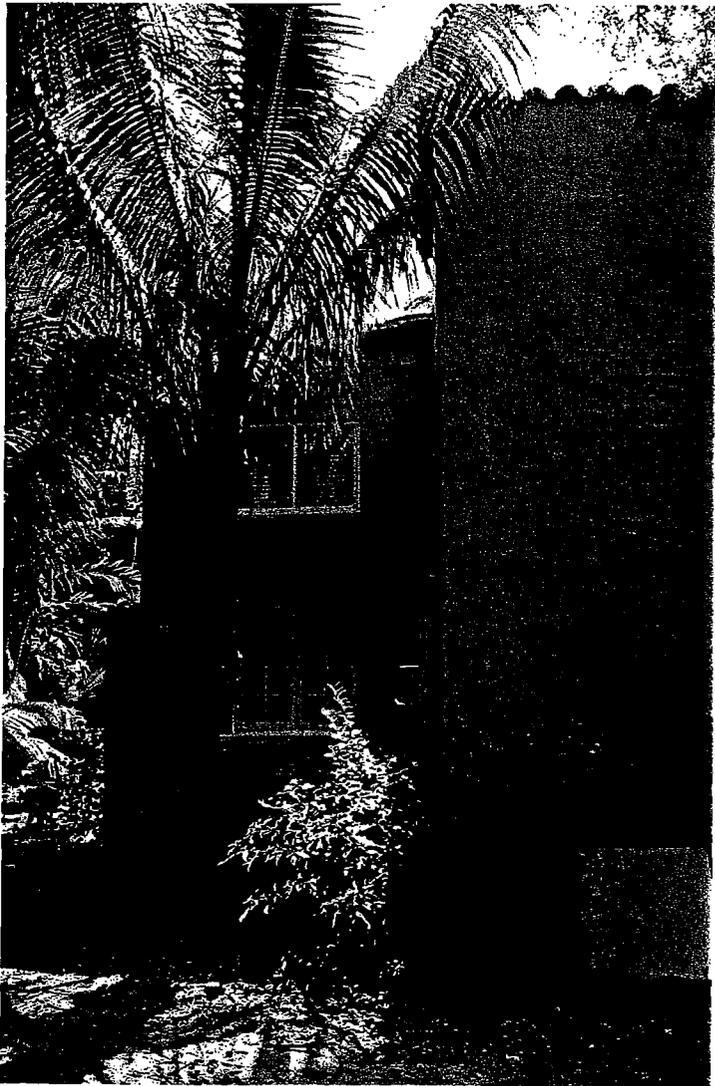
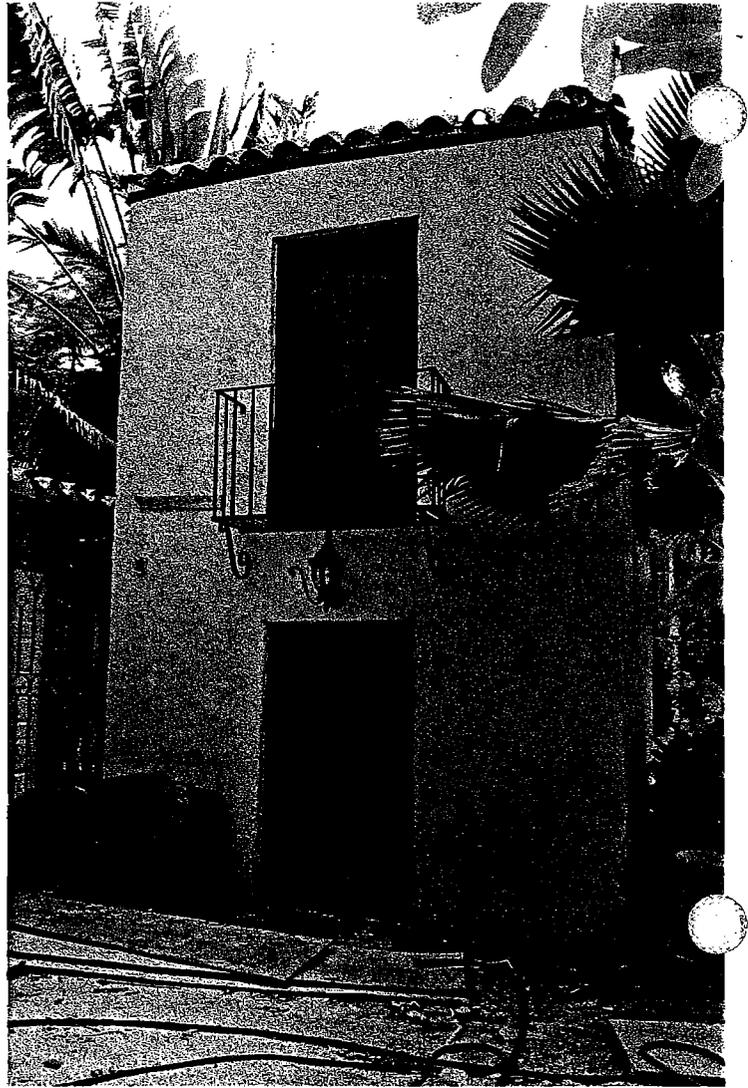


Master Bath
Addition

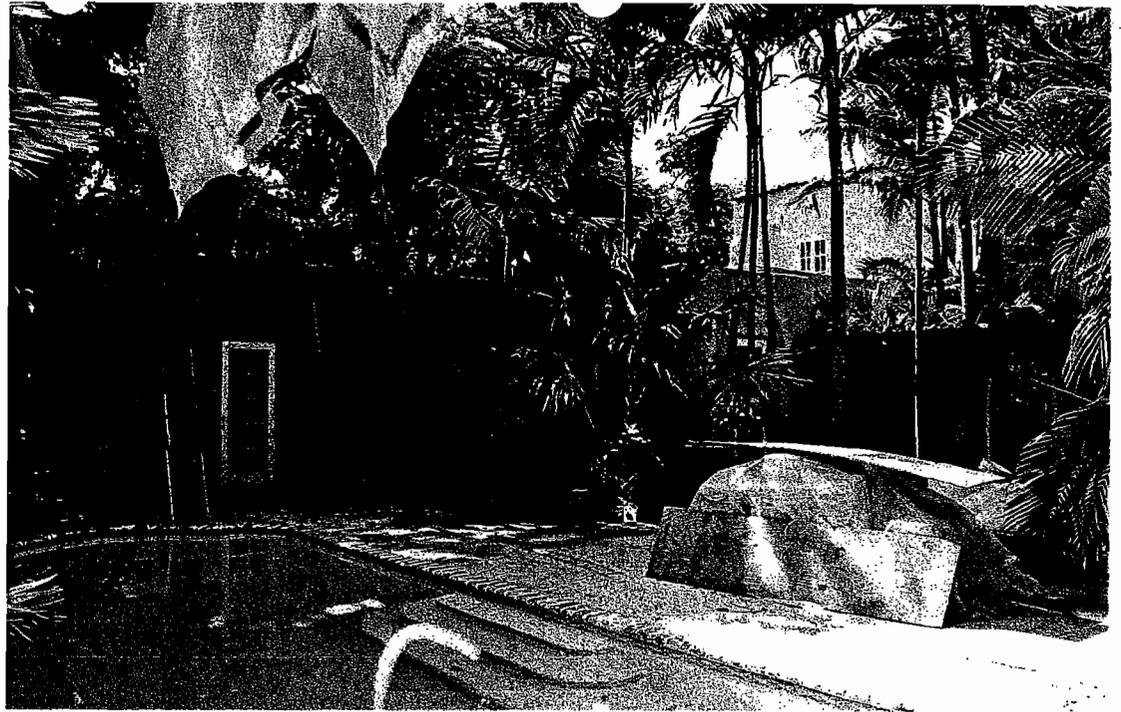
Two Car
Garage
Addition



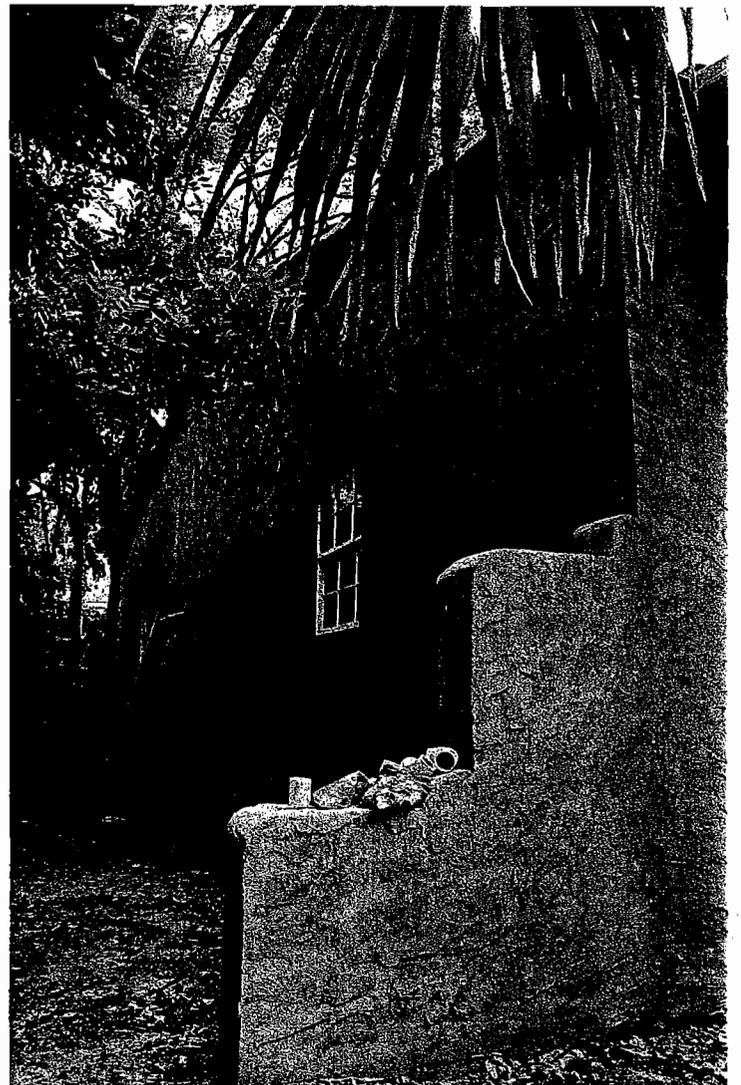
Feature 4 exterior
left side West Facade
(p.1)



Left Side
Nest Facade
(p. 2)



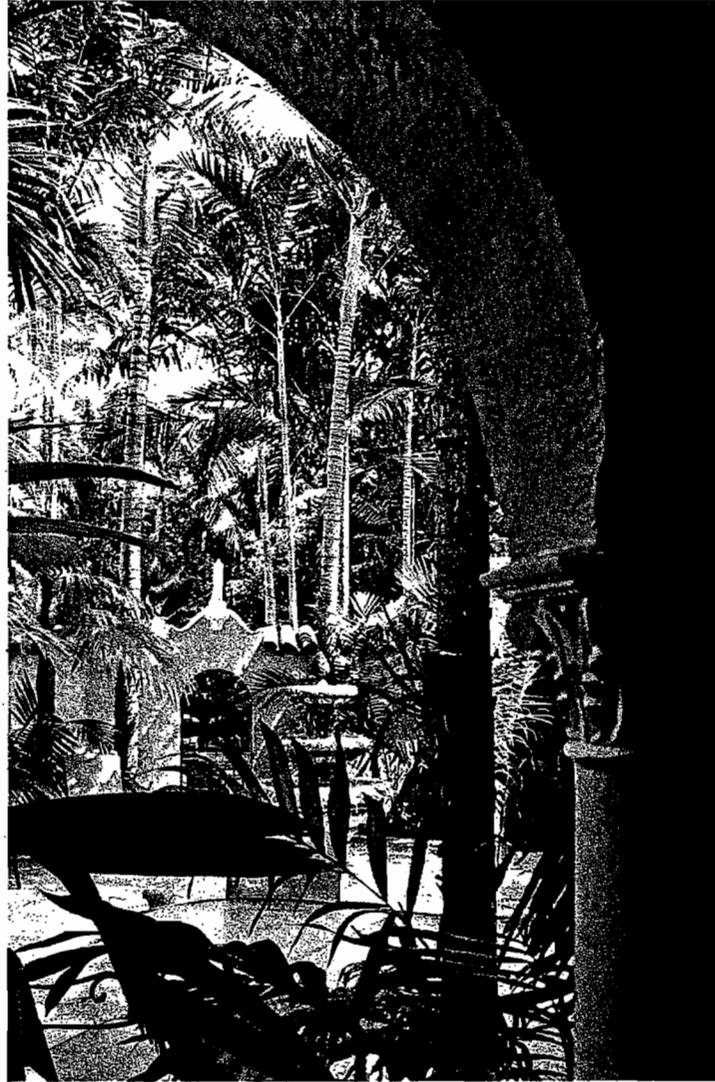
Master
Bath
Addition

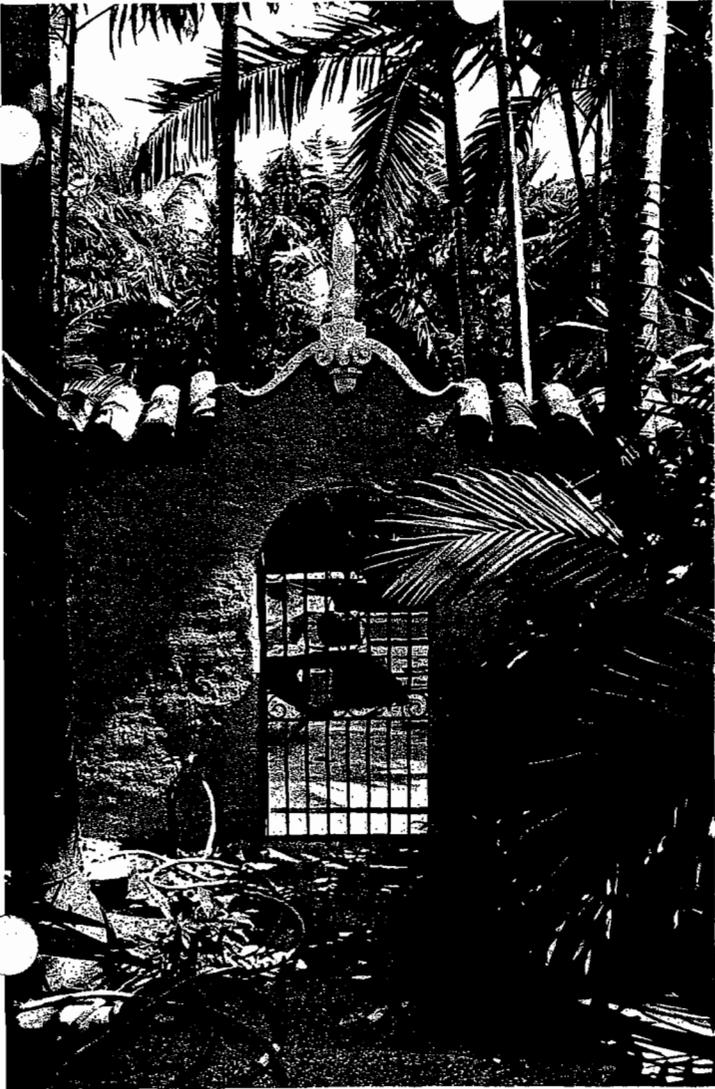


Two Car
Garage
Addition

Feature 5: (exterior/interior)

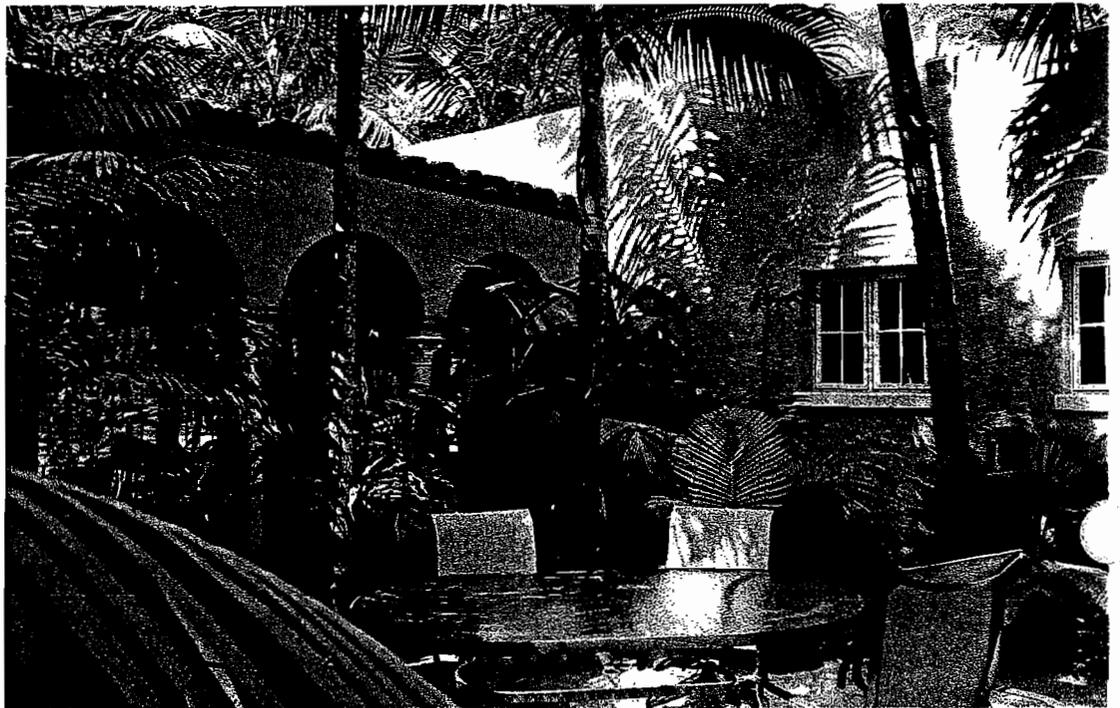
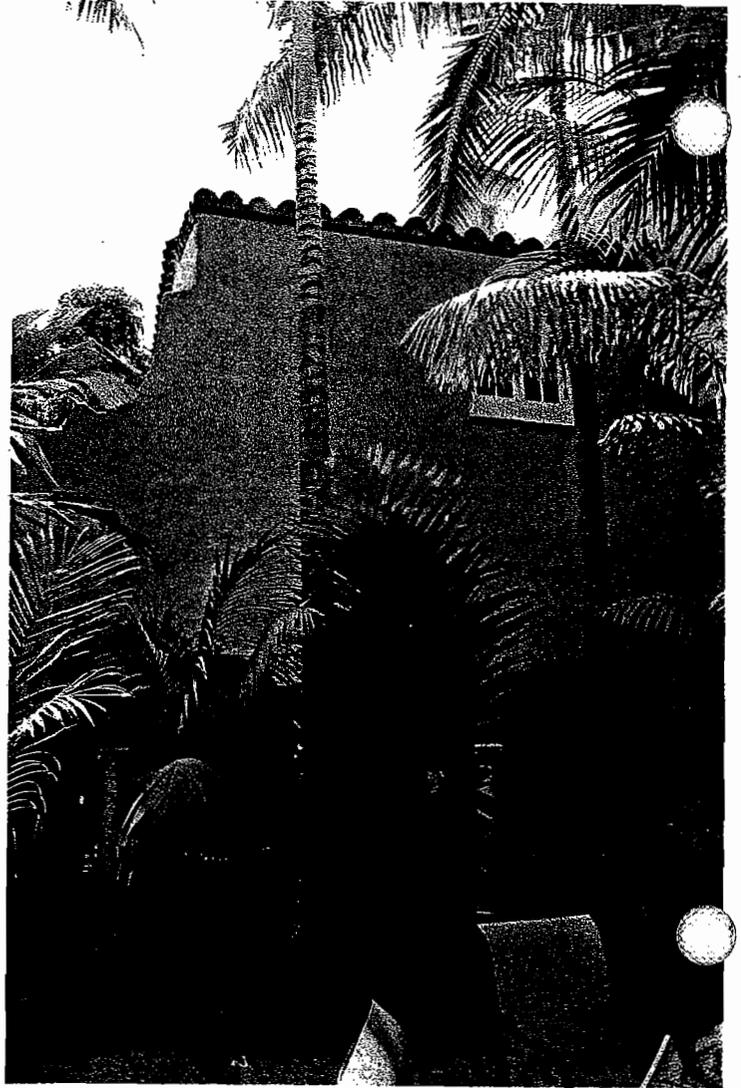
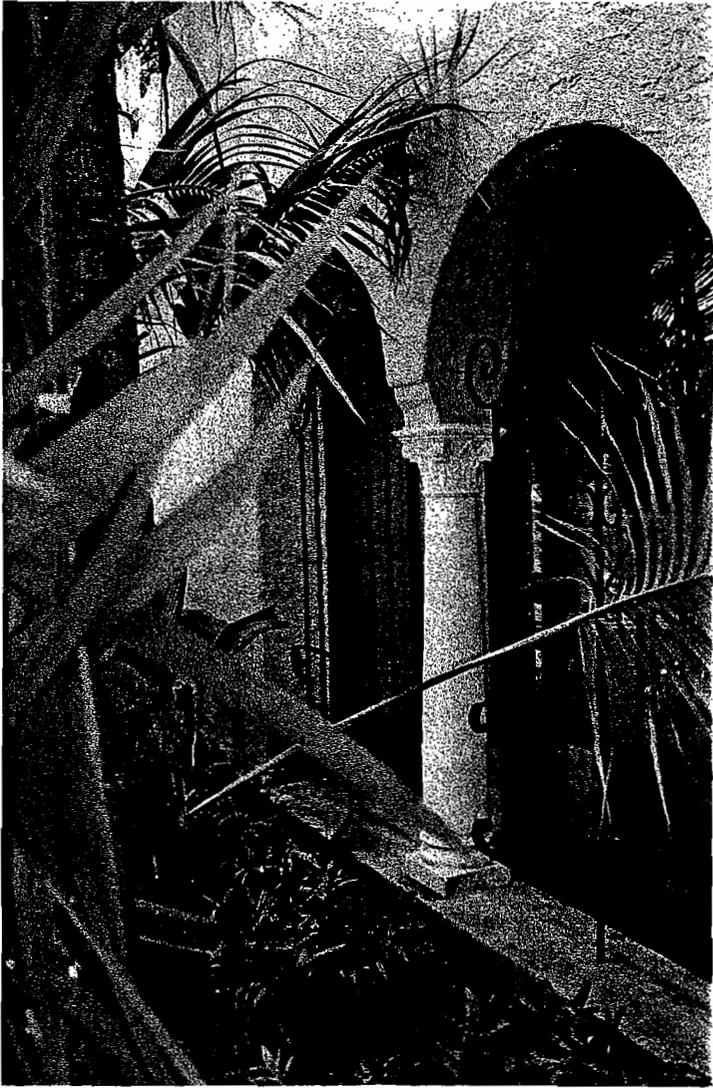
Principal Interior Courtyard 1
(p.1)





Principal Interior
Courtyard 1.
(p. 2)





Principal Interior
Courtyard 1
(p. 3)

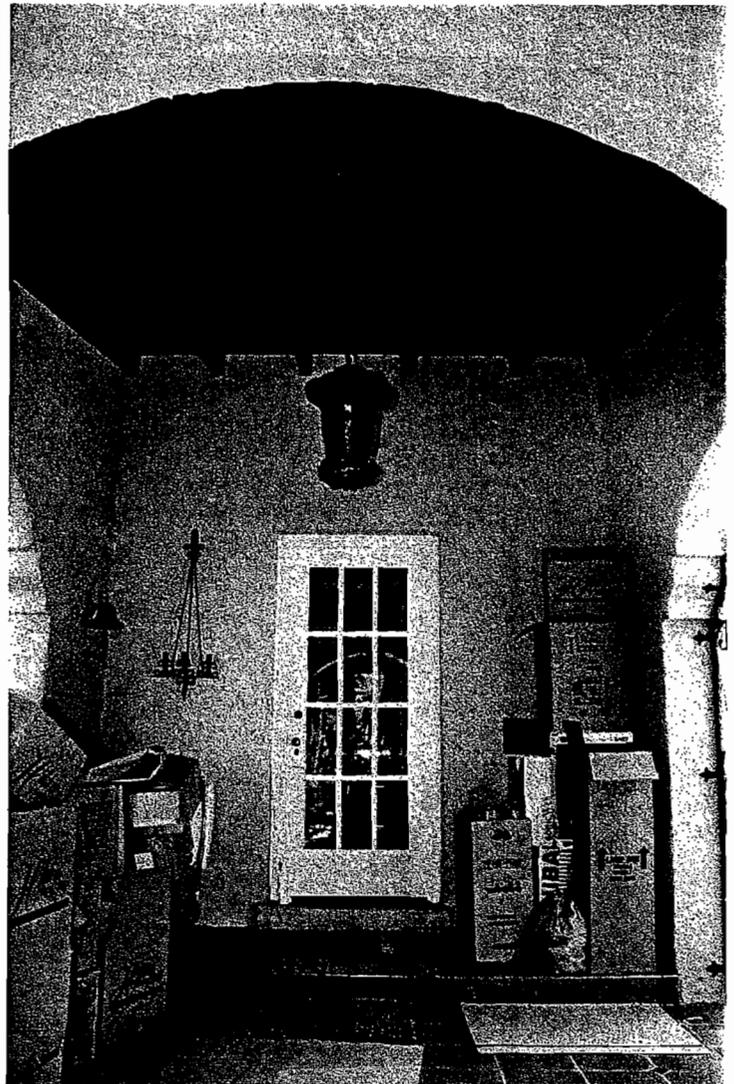
Feature 6: (exterior / interior)
Interior Courtyard 2
(p.1)



Interior Courtyard 2
(p. 2)

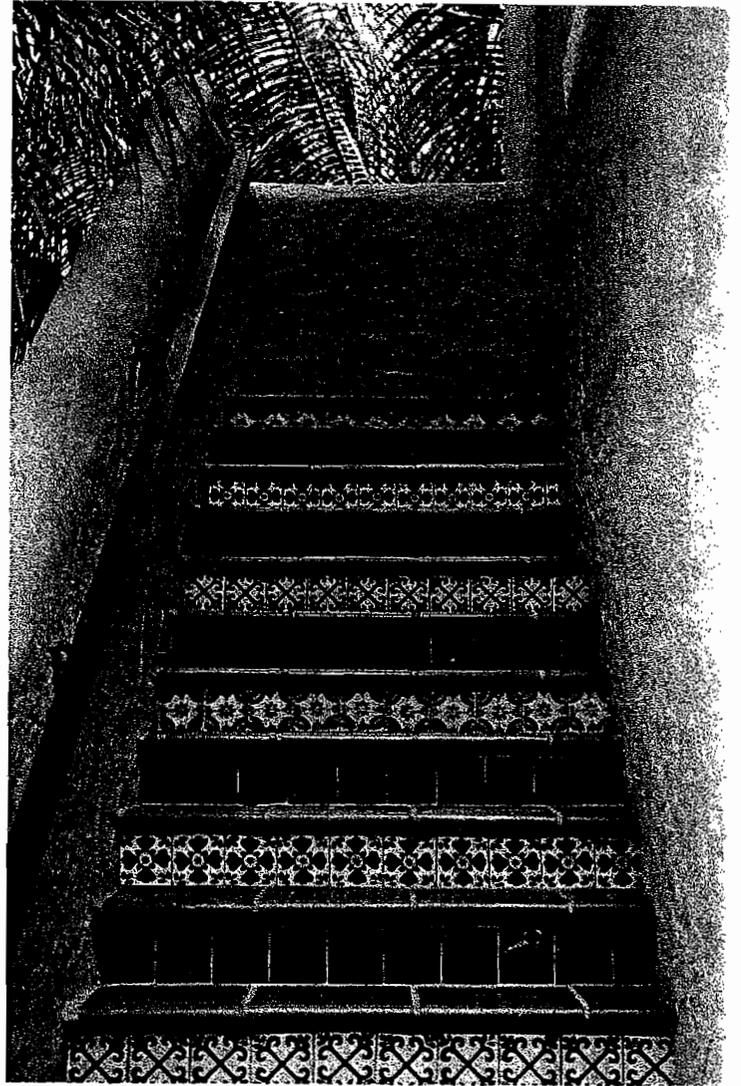
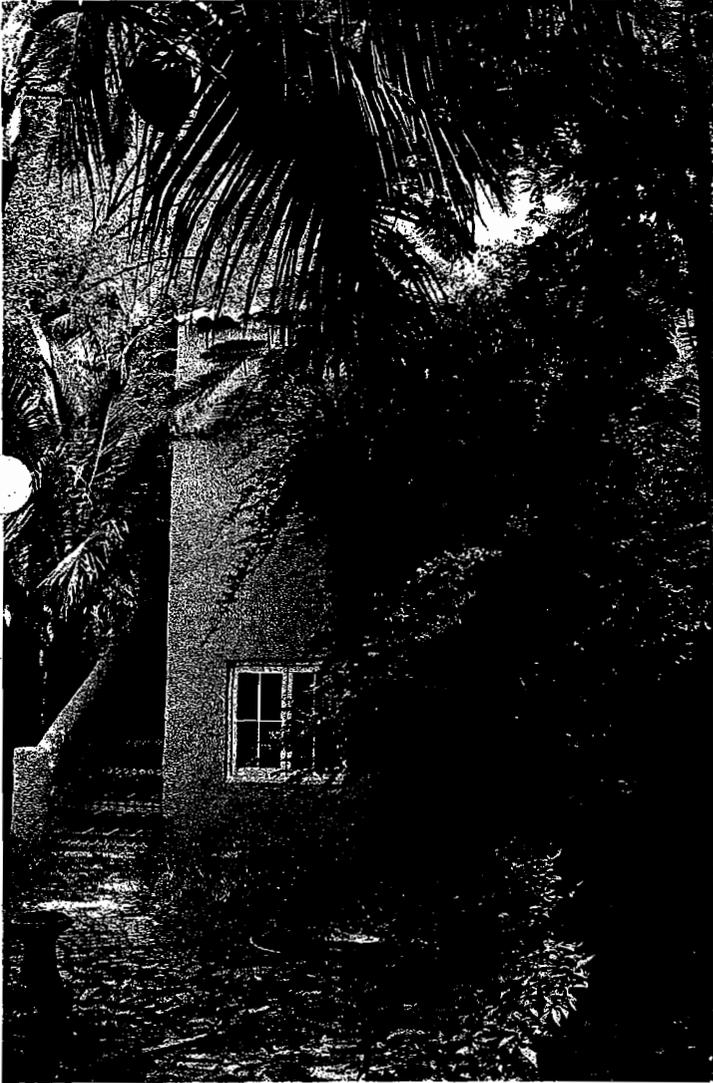


Carport

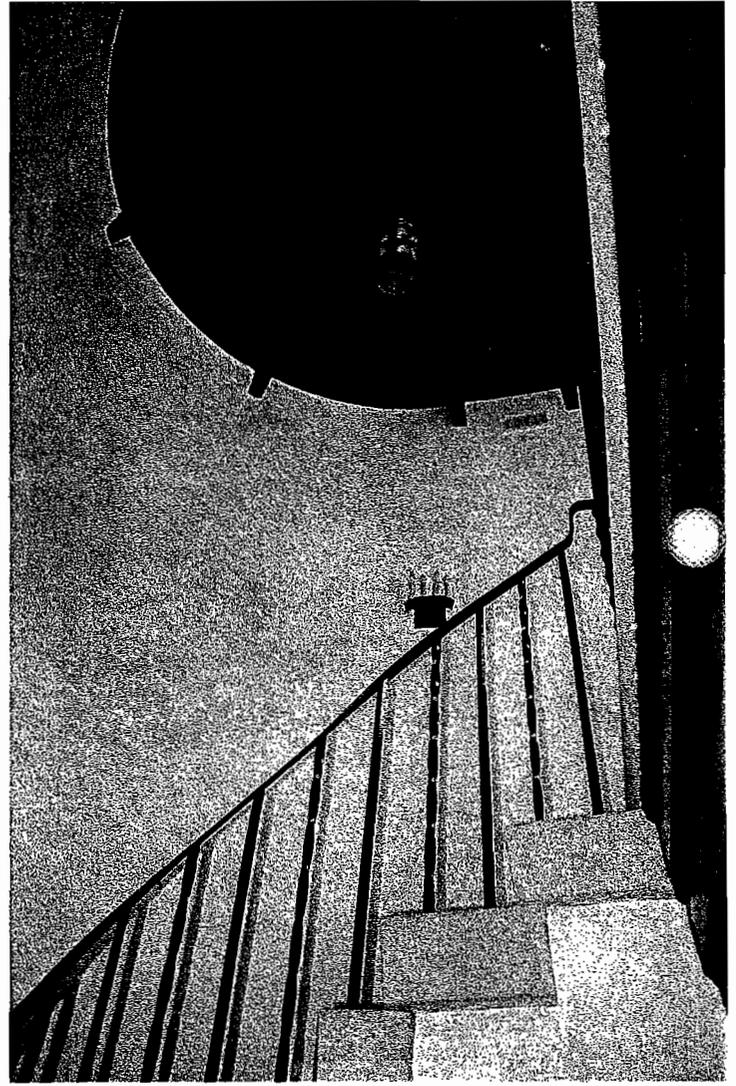
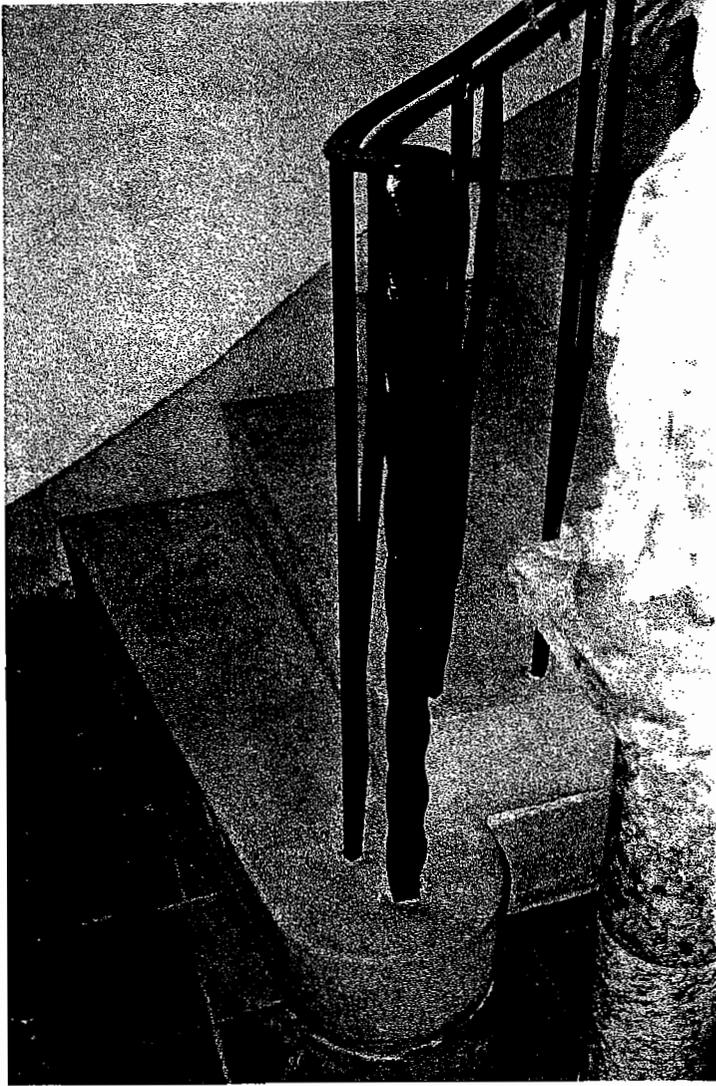


46

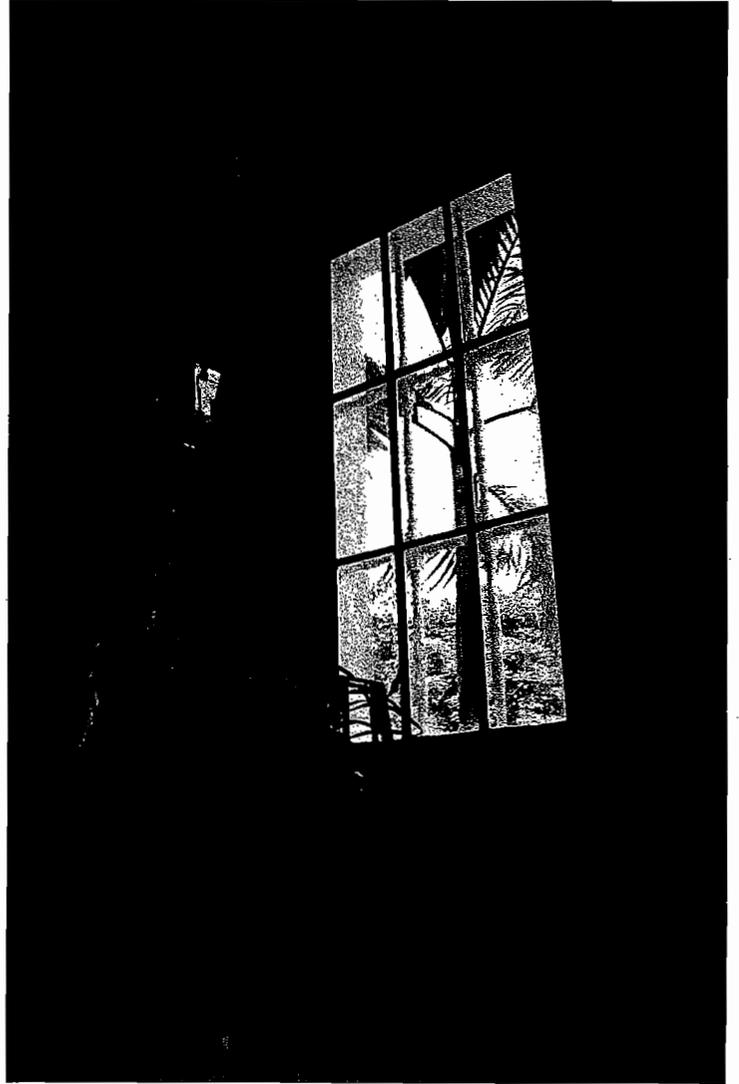
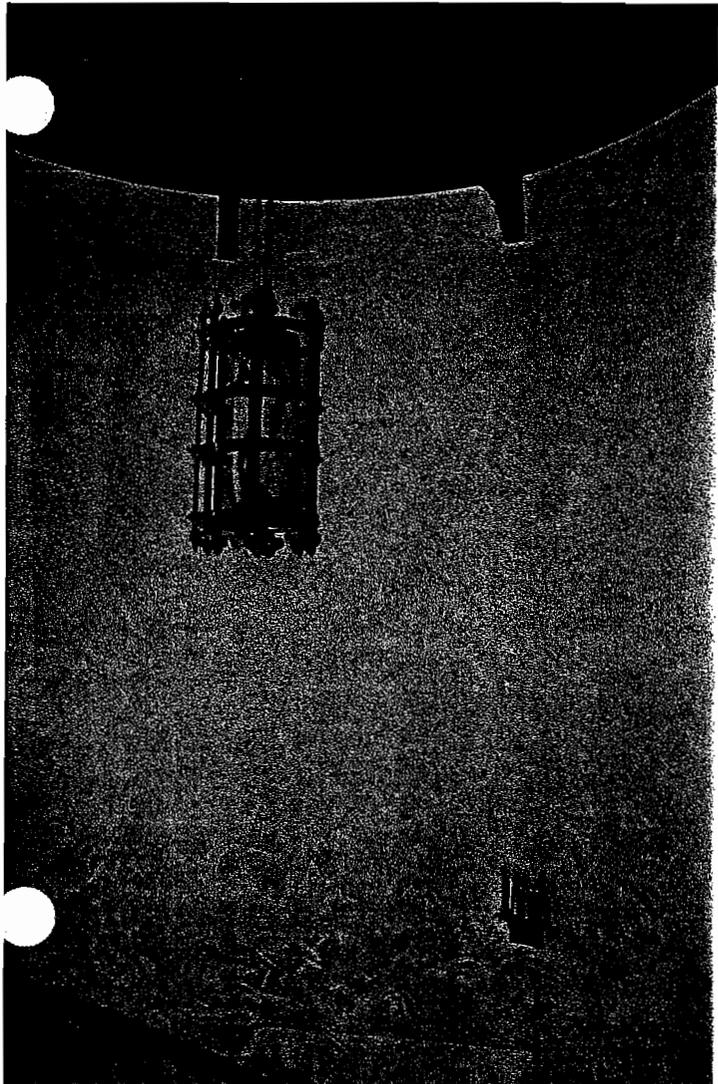
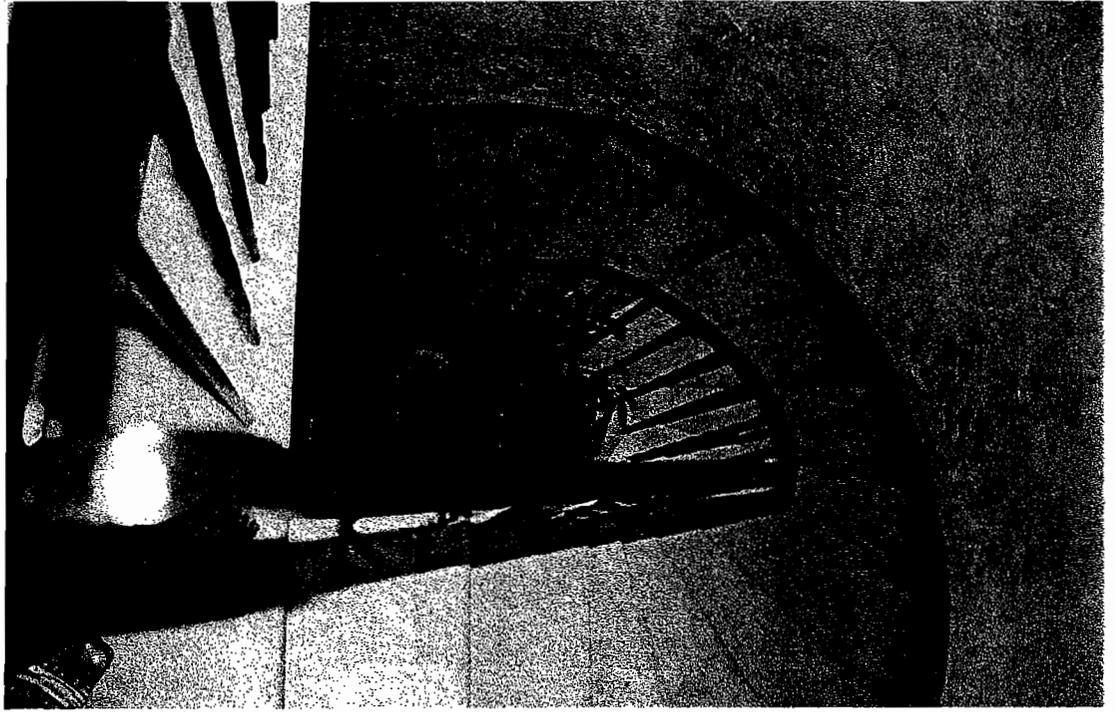
Interior Courtyard 2
(p. 3)



Feature 1 - Interior Architectural Features
Entry Stair Tower
(p.1)

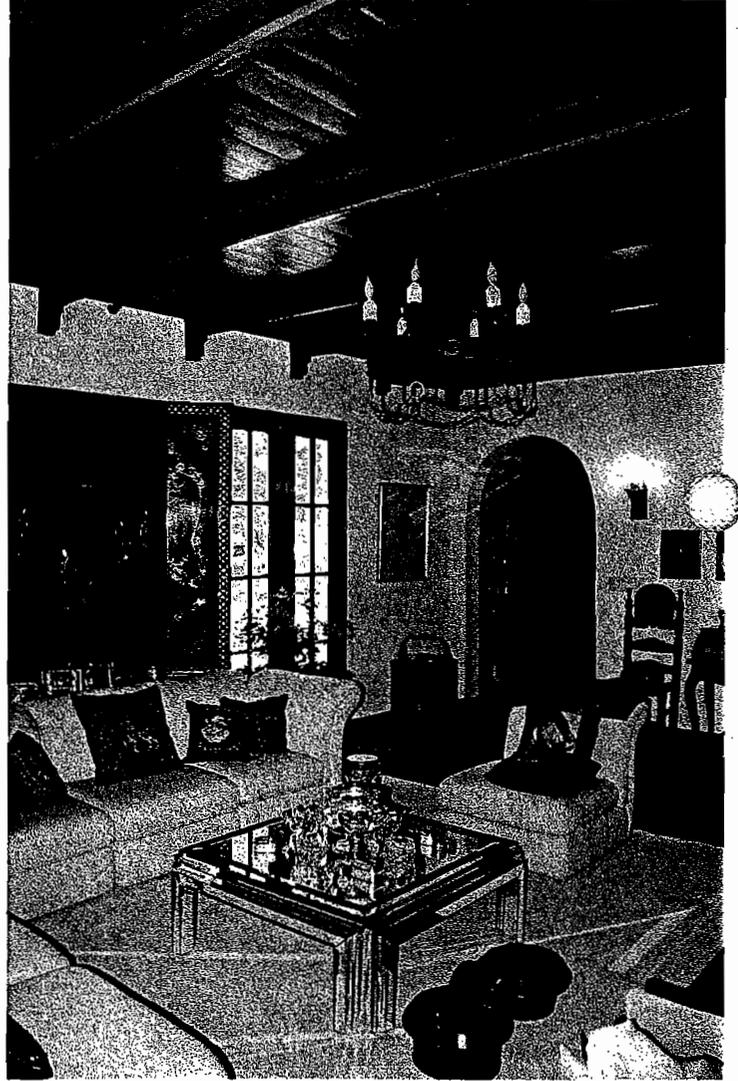
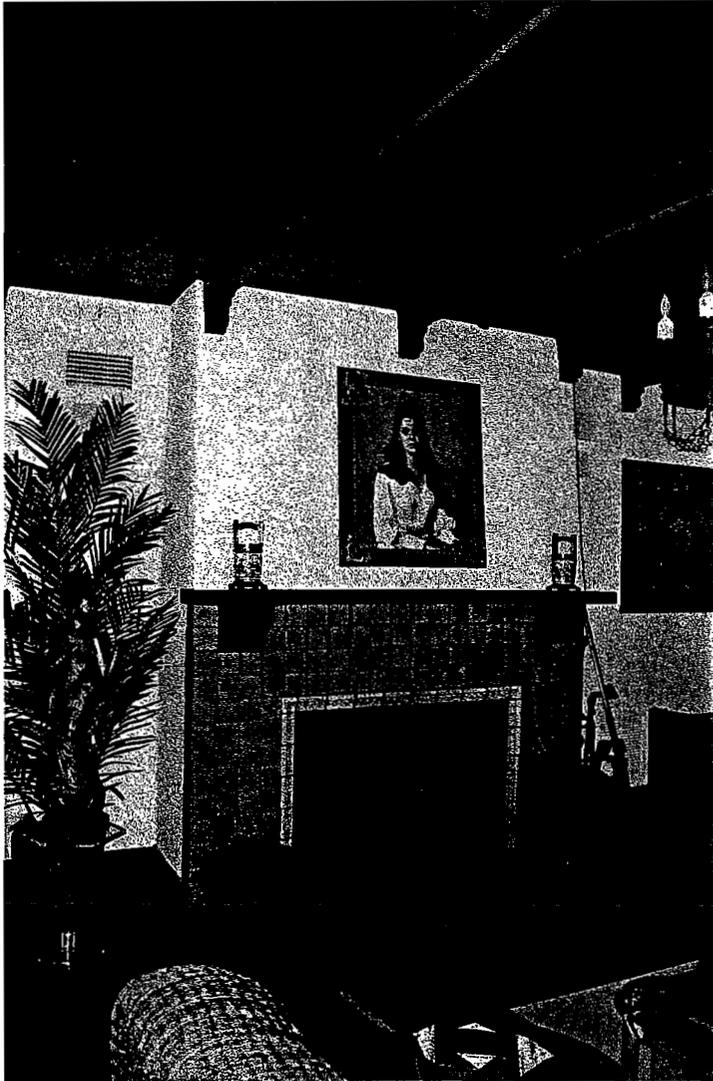


Entry Stair
Tower
(p. 2)



Feature 2 Interior

Formal Living Room
(p.1)



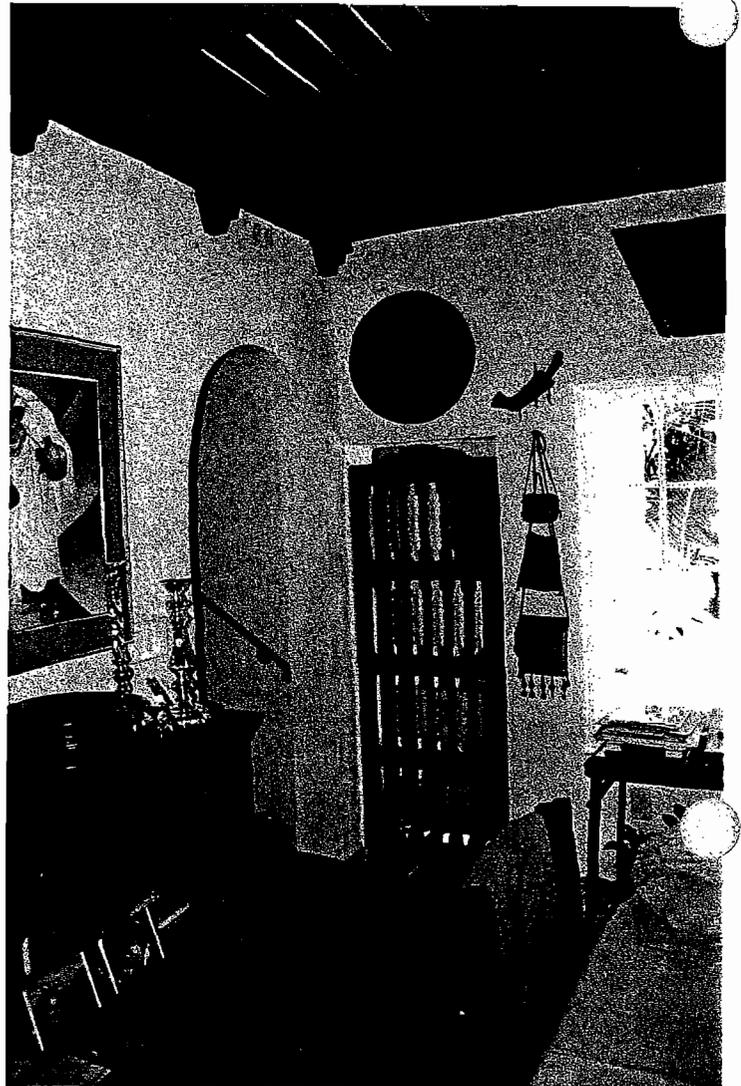
note: fireplace 1

Formal living room
(p. 2)



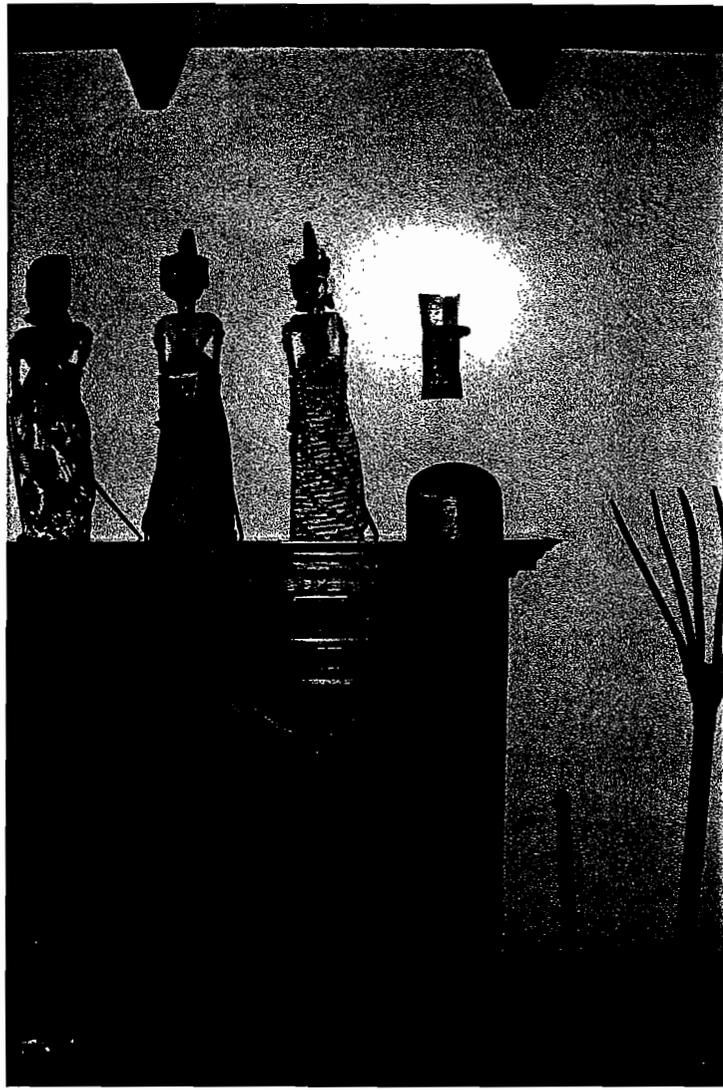
Feature 3 - Interior

Family Room & Breakfast Room
(p.1)



52

Family & Brea''ast Room
(p. 2)



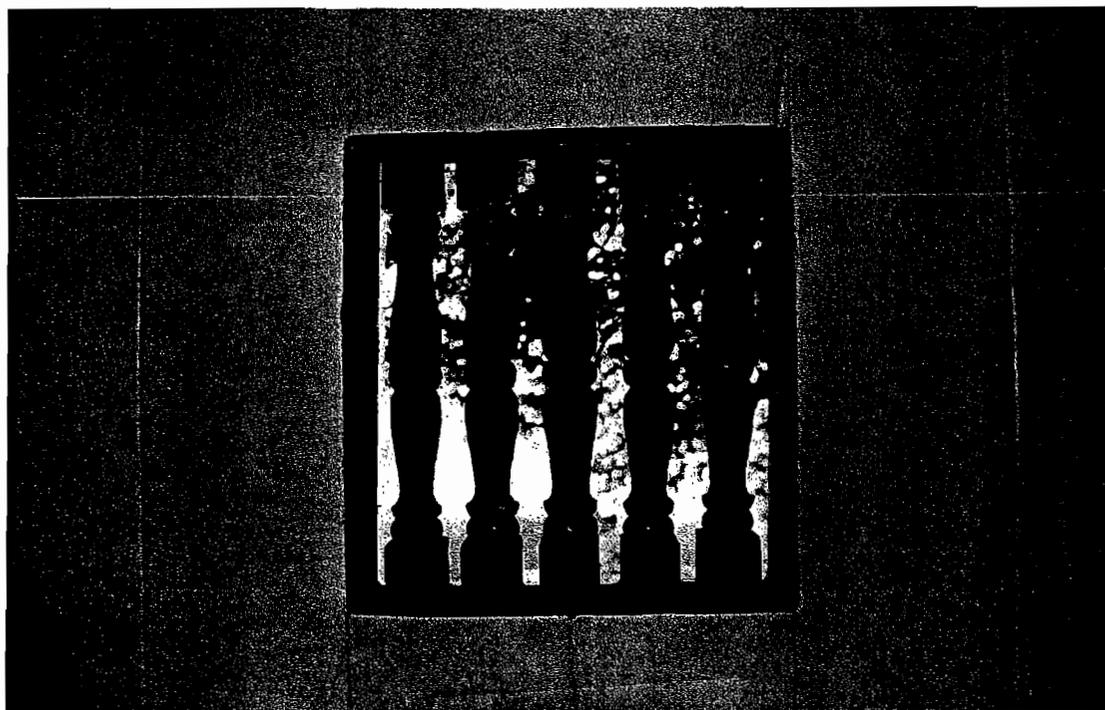
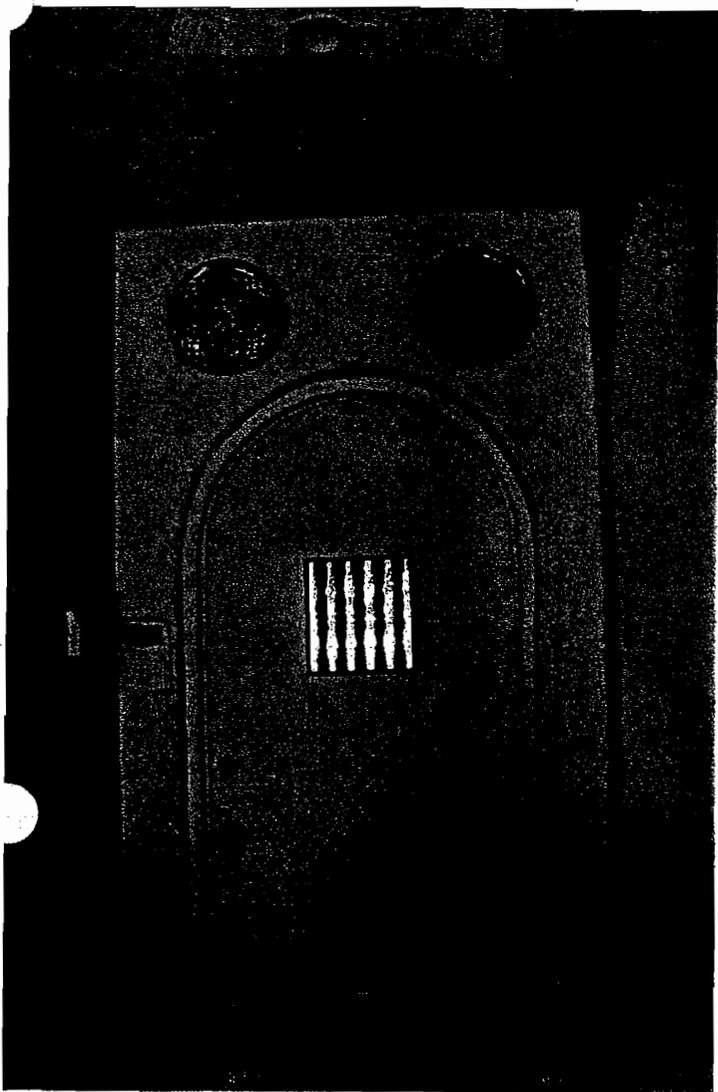
note: fireplace 2

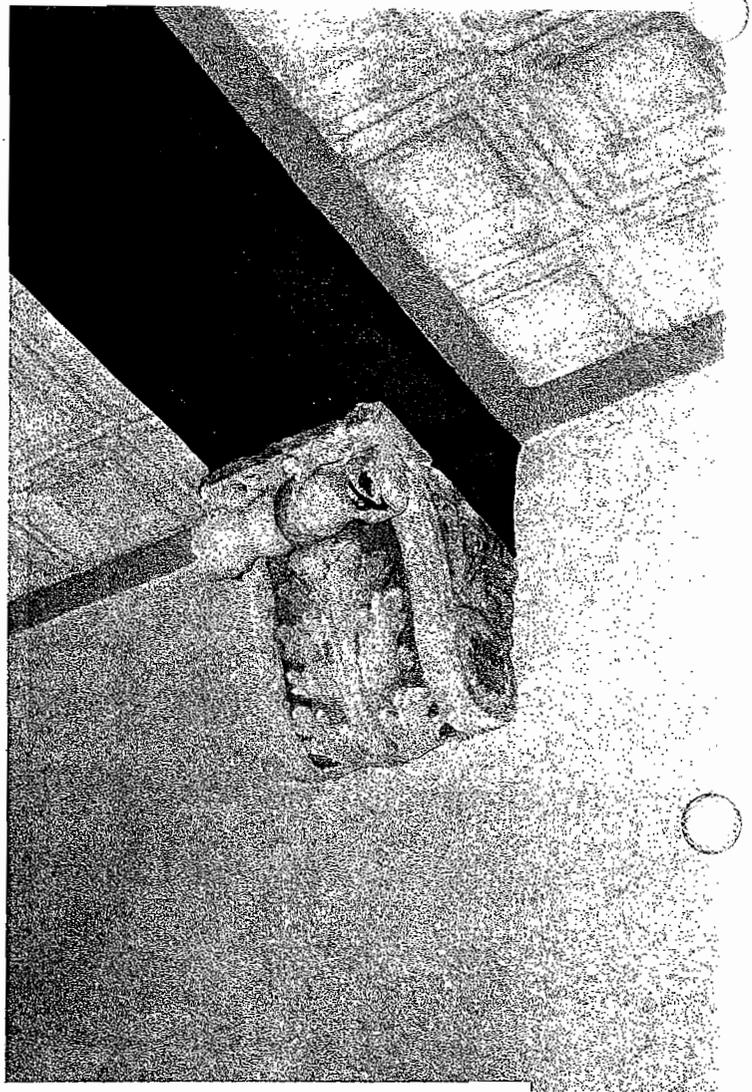
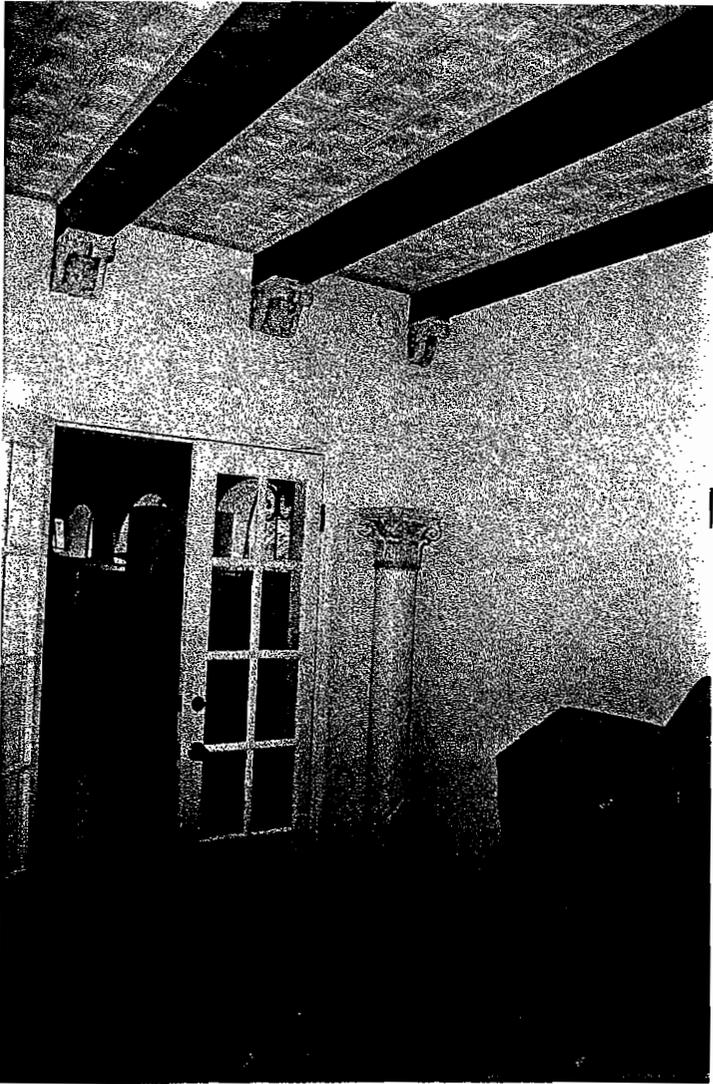
Feature 4 - Interior

Kitchen (p.1)



Kitchen (p. 2)



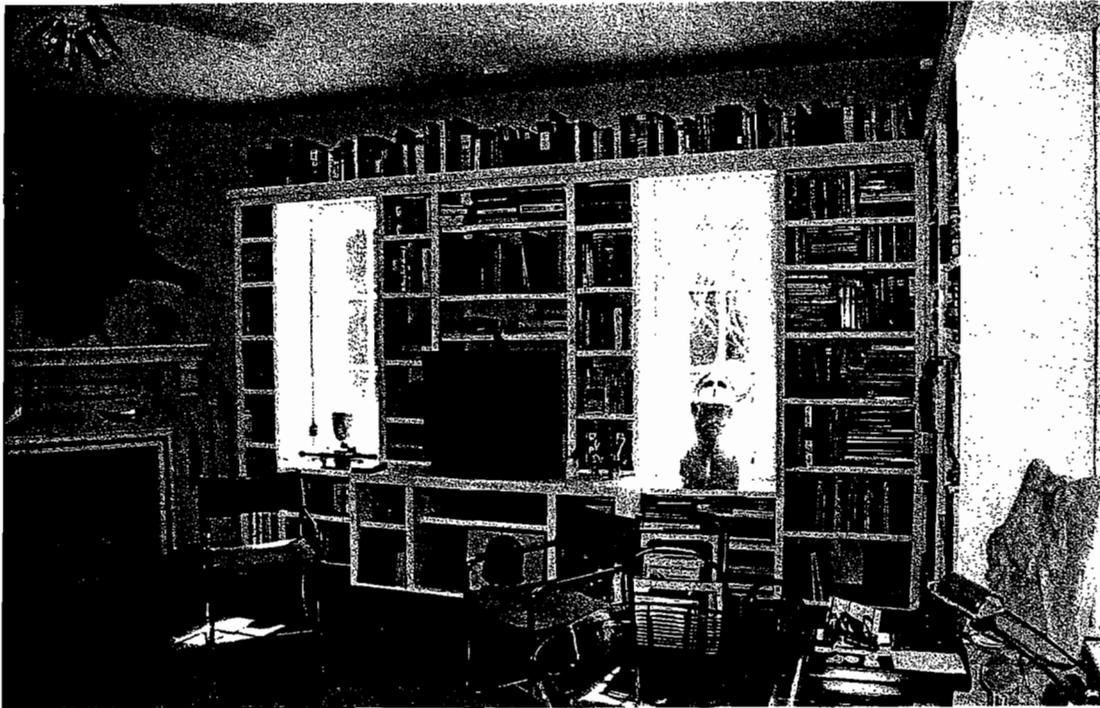


Feature 6:

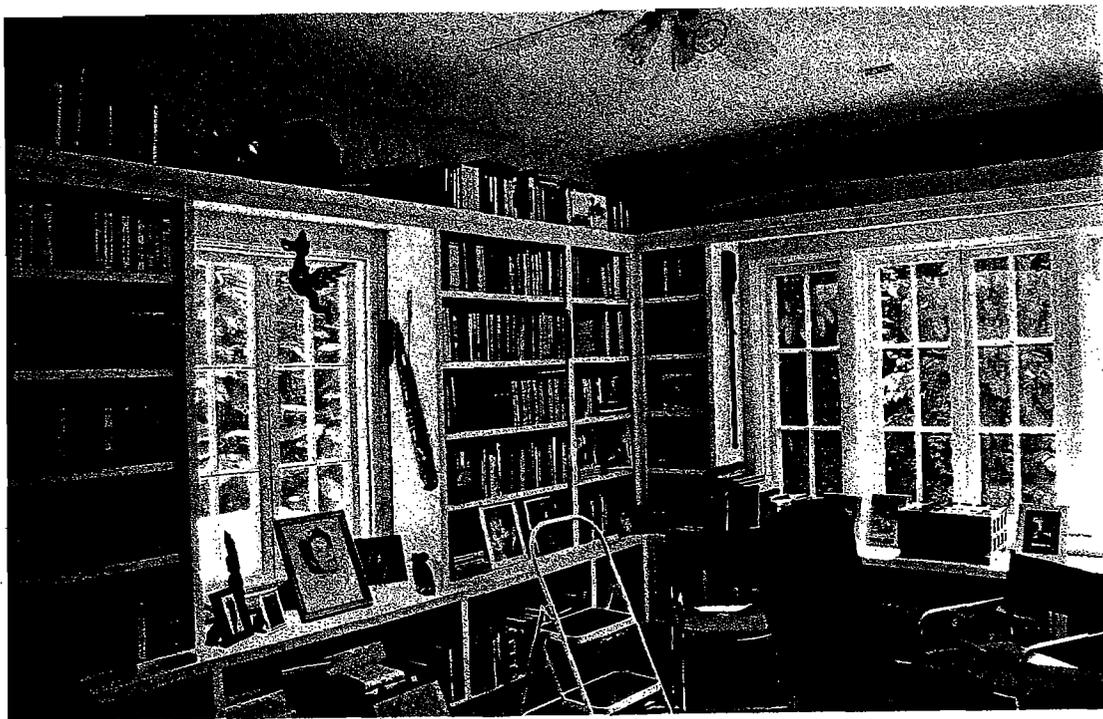
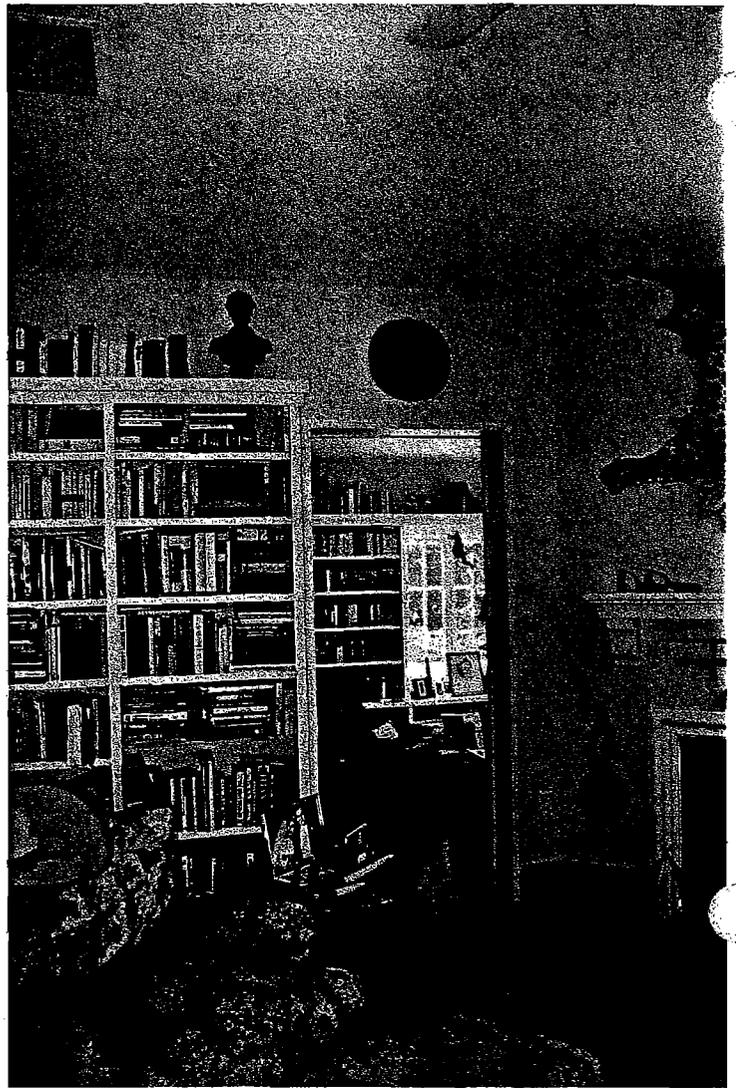
) Interior
Libraries
(p.1)



) note:
Fireplace 3

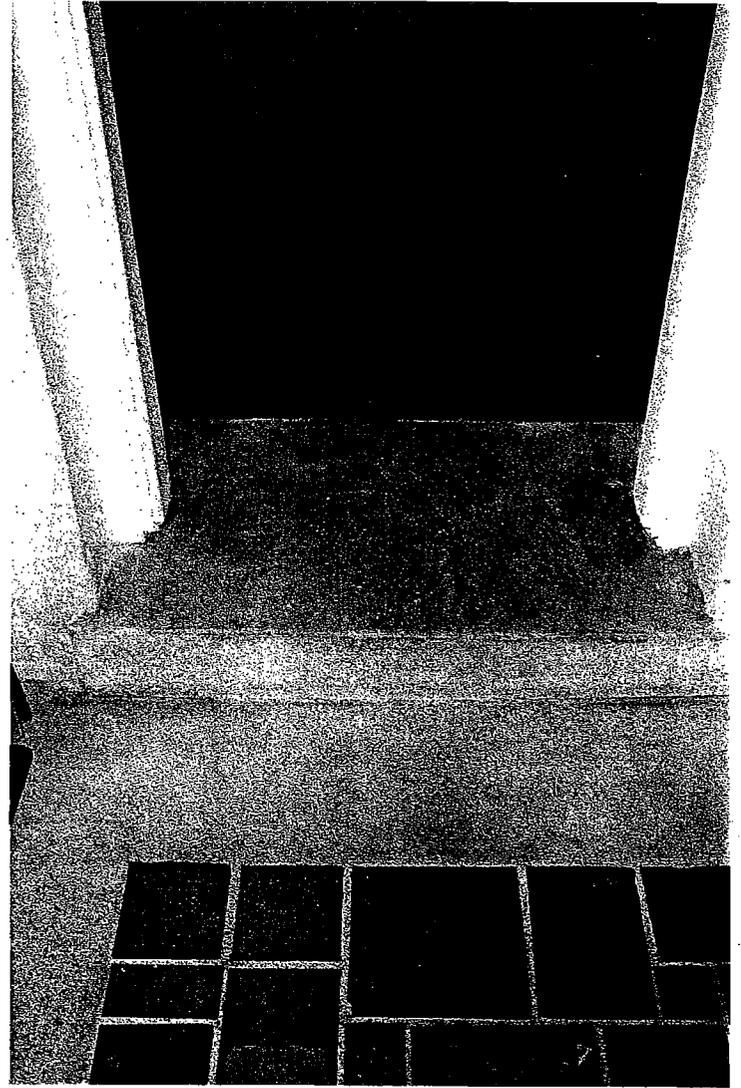
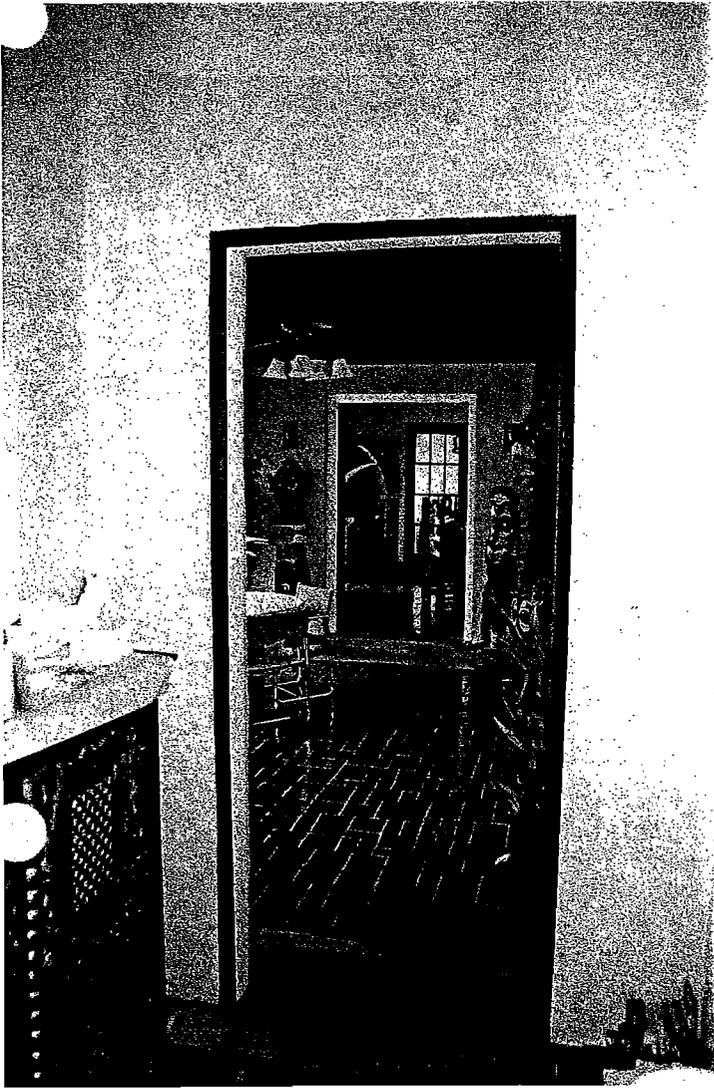


Libraries
(p. 2)

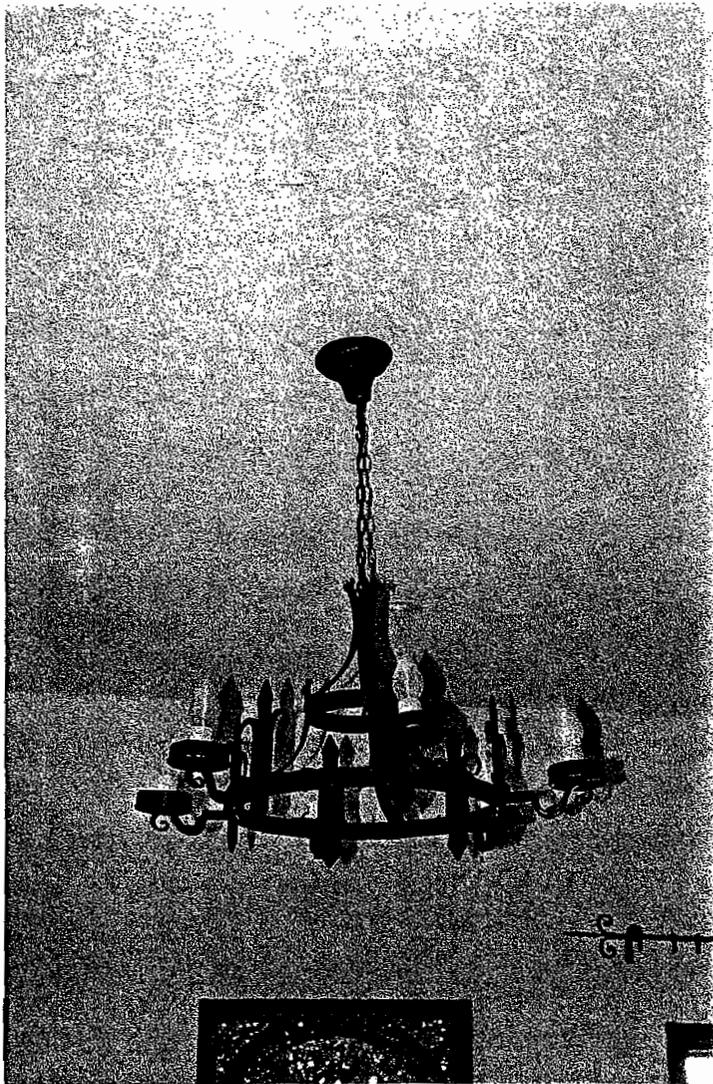


Feature 7: Interior

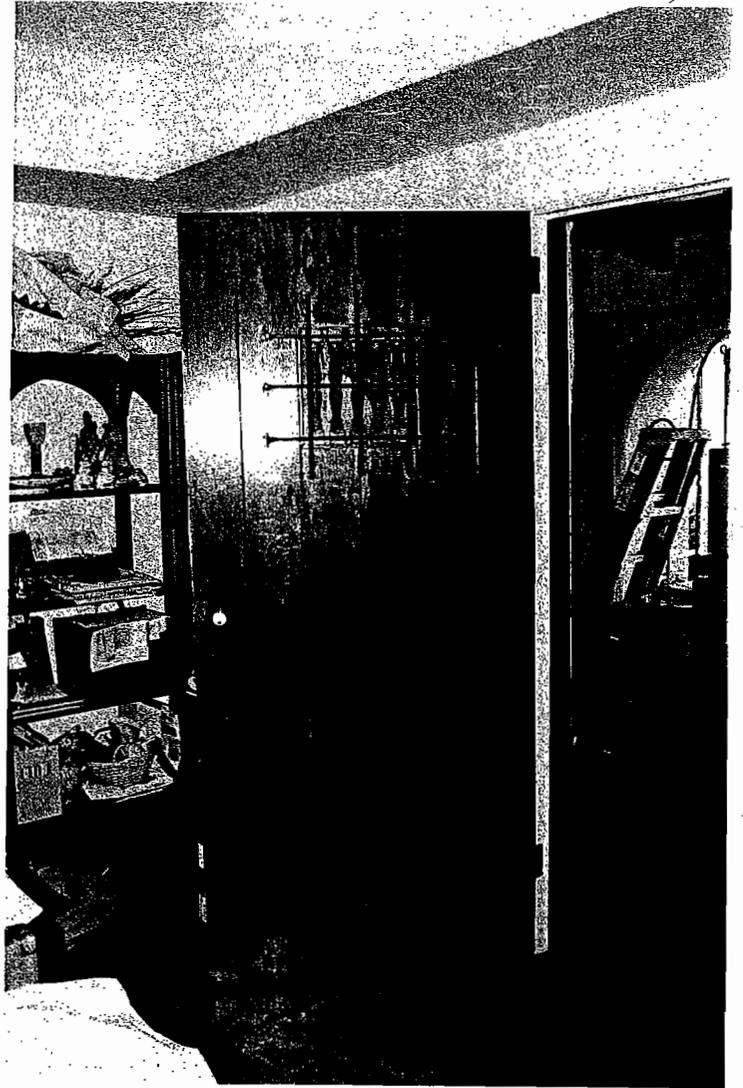
some miscellaneous features
throughout
(p.1)



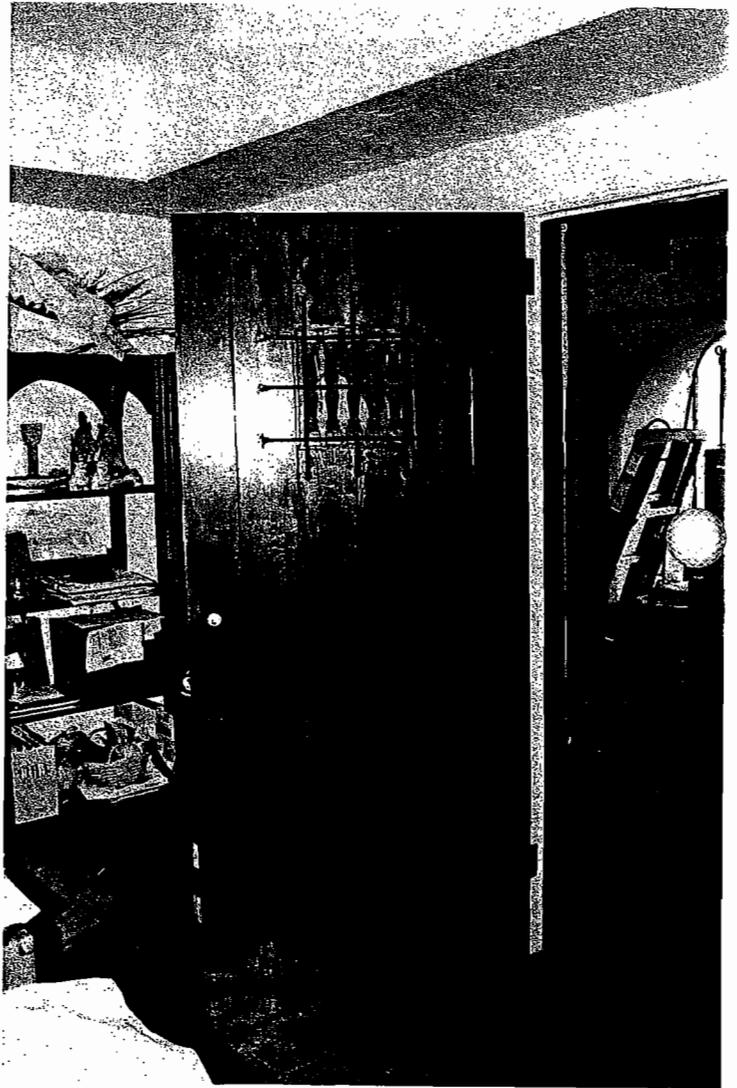
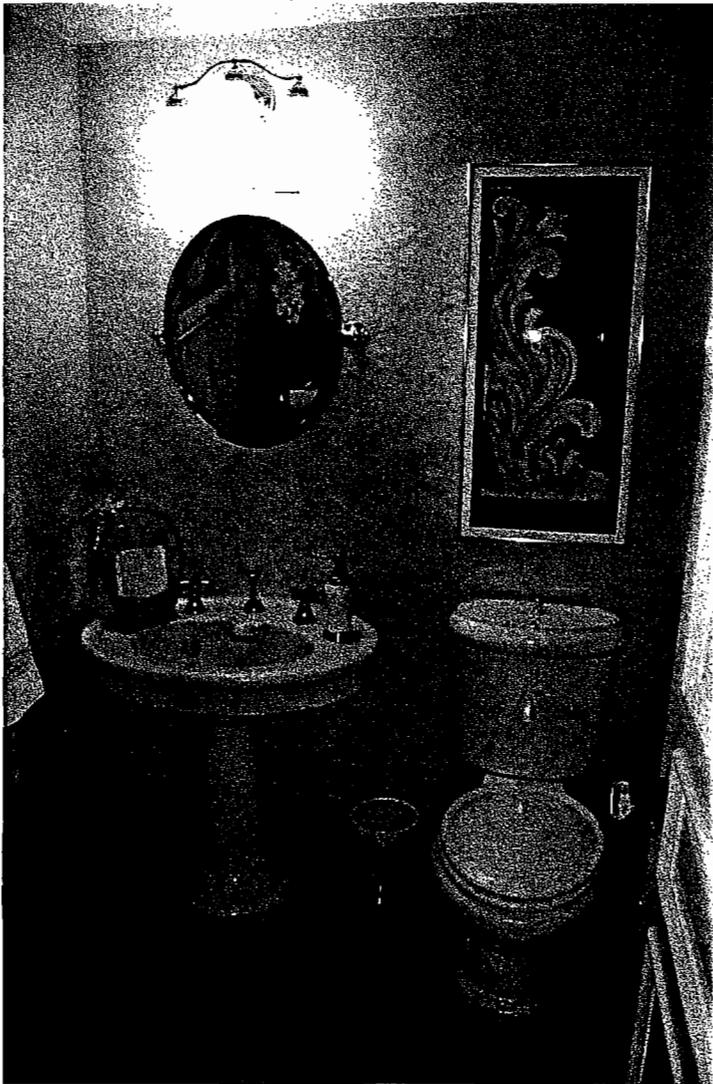
Some miscellaneous features throughout
(p. 2)

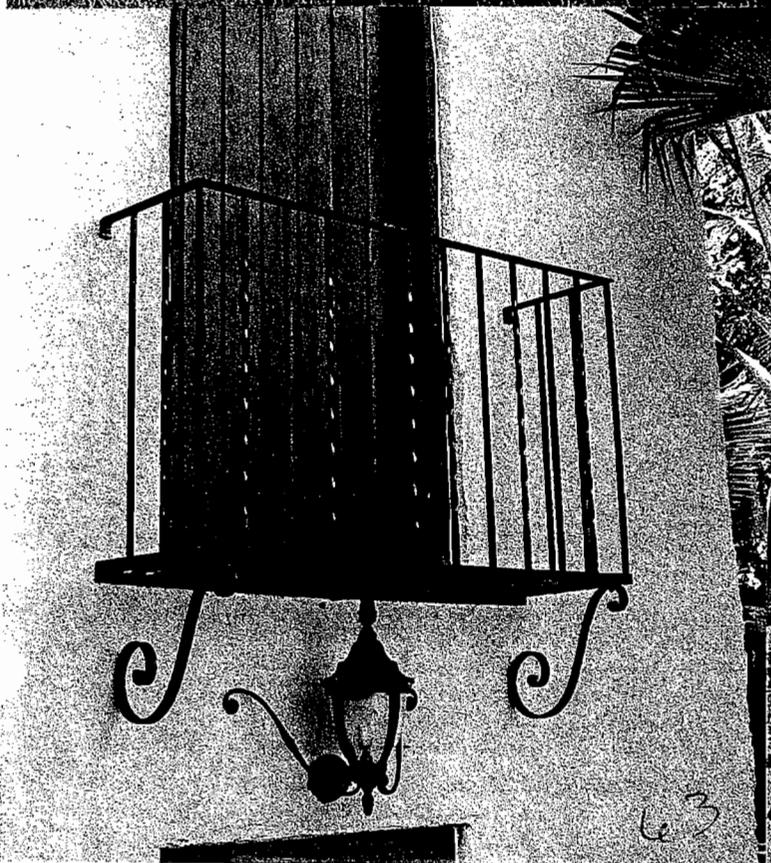
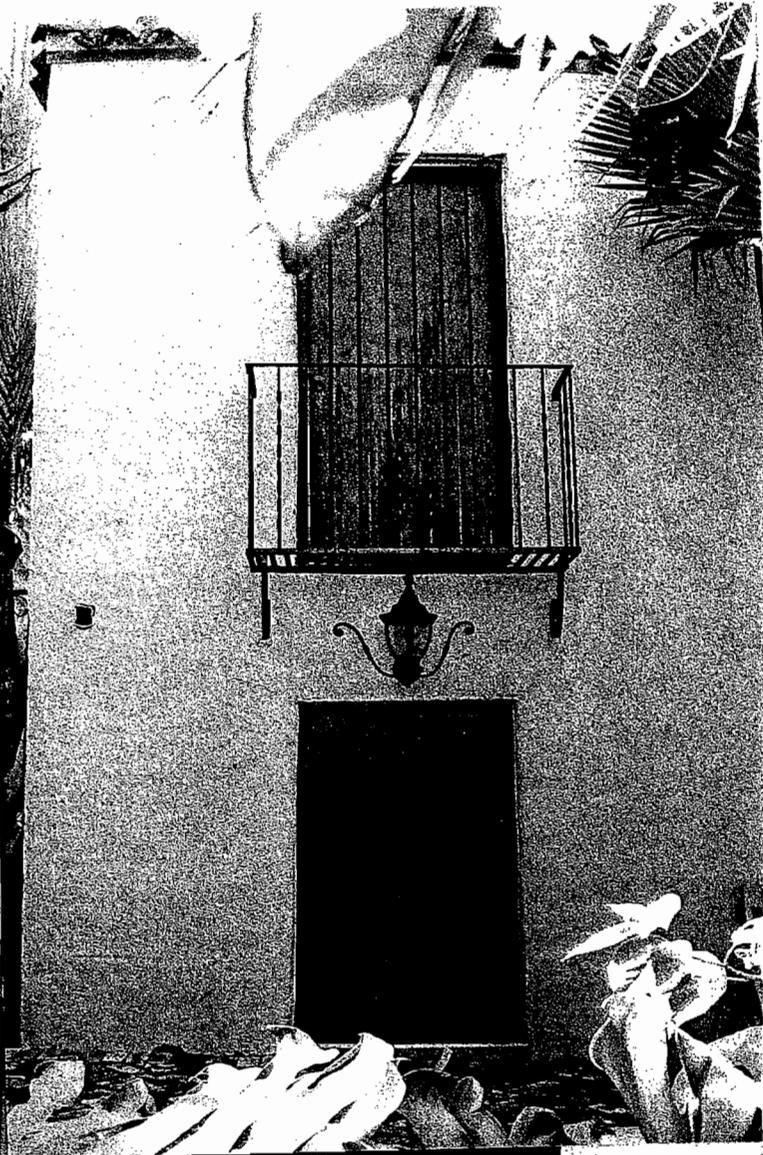
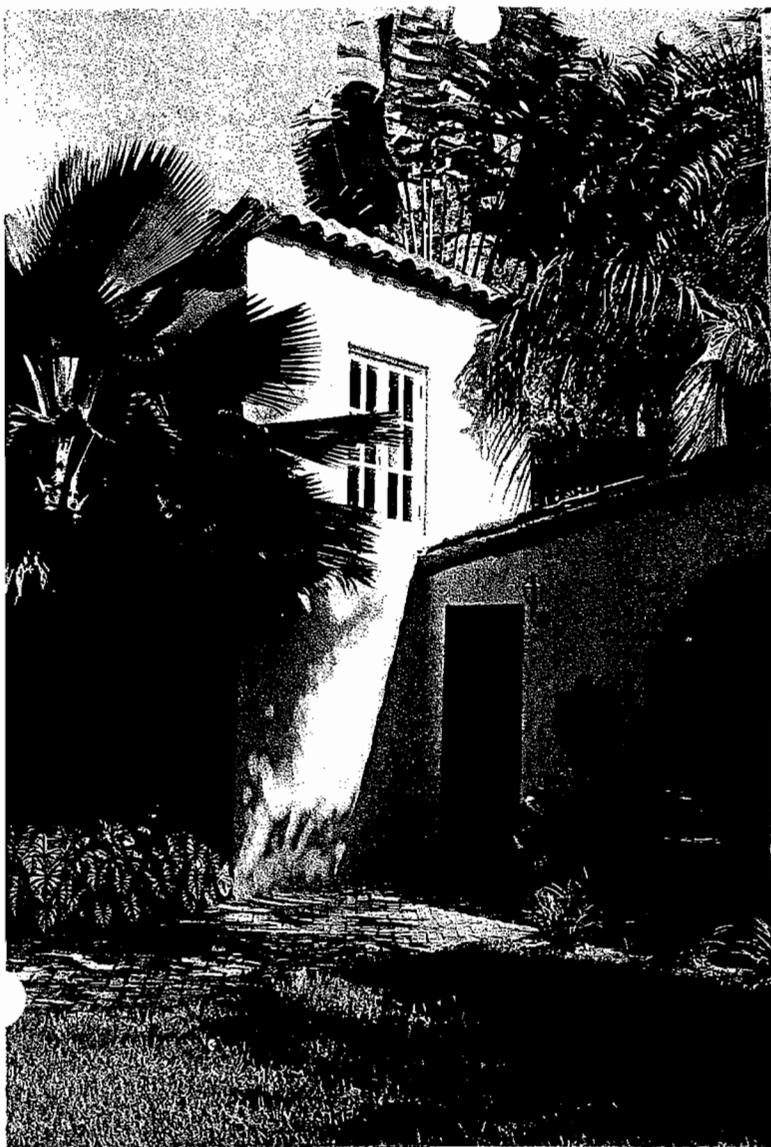


Some miscellaneous features throughout
(p. 3)



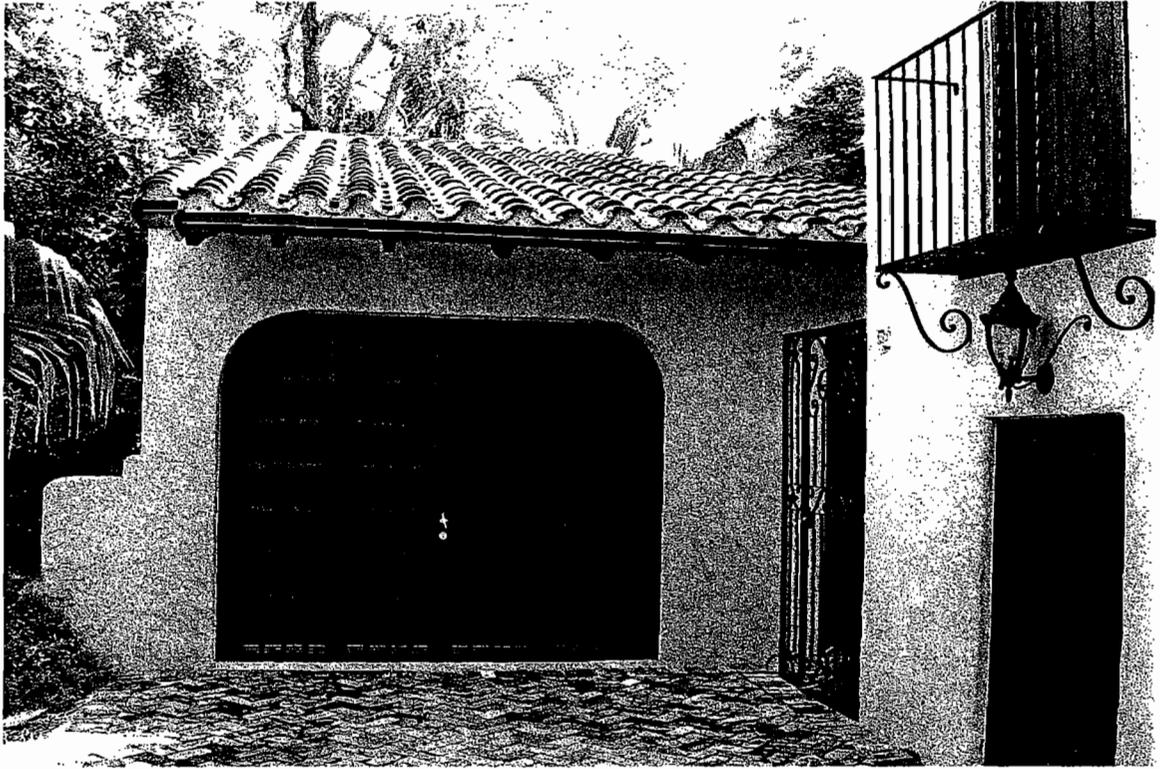
Some miscellaneous features throughout
(p. 3)



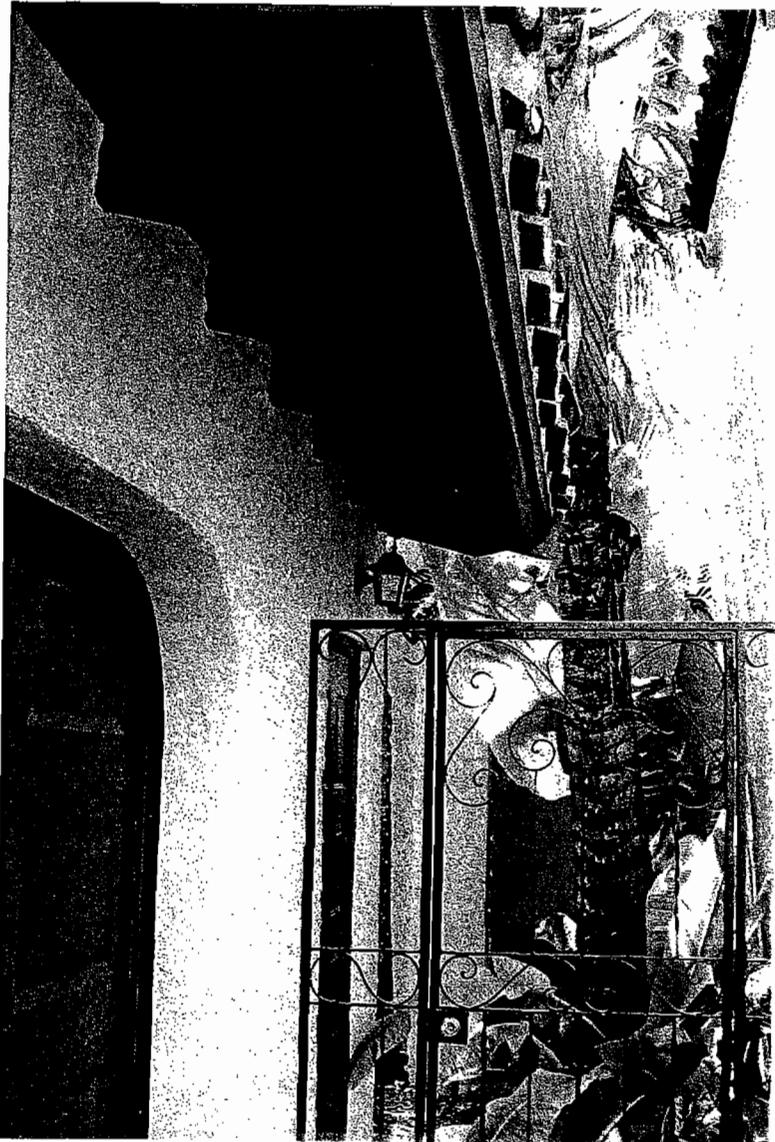


1 UNIT LOWER ELEVATION

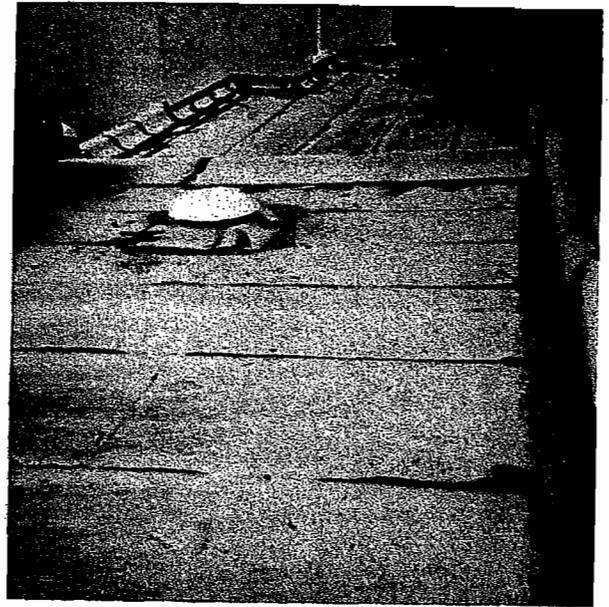
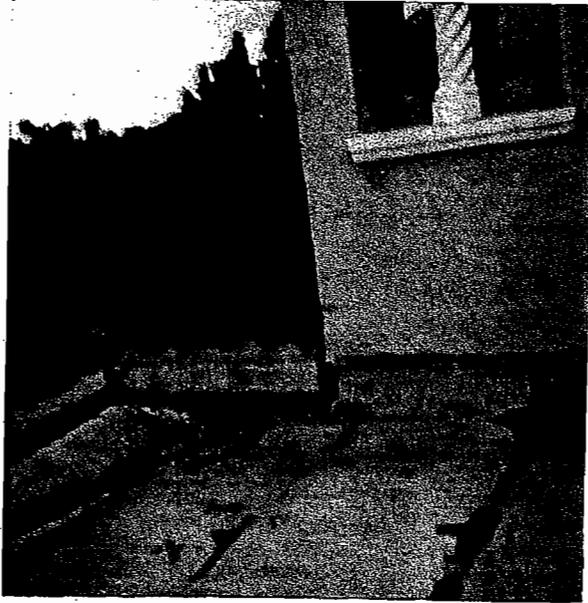
63



SIDE ELEVATION (LEFT)

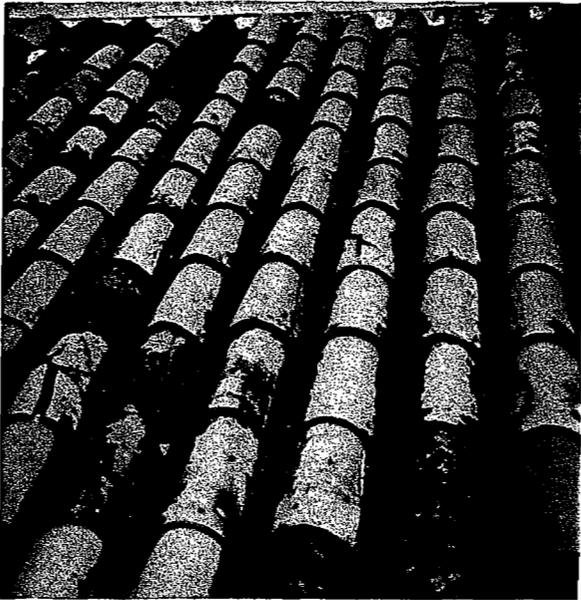


Inspector: SERGIO WALSH Address: 928 CASTLE AVE Date 12-21-9



COMMENTS: FLAT AREA 2nd FLOOR

COMMENTS: FLAT ROOF AREA



65

COMMENTS: BROKEN TILES SHALL

COMMENTS: BROKEN tiles SHALL

Inspector: SERGIO PALASINDE

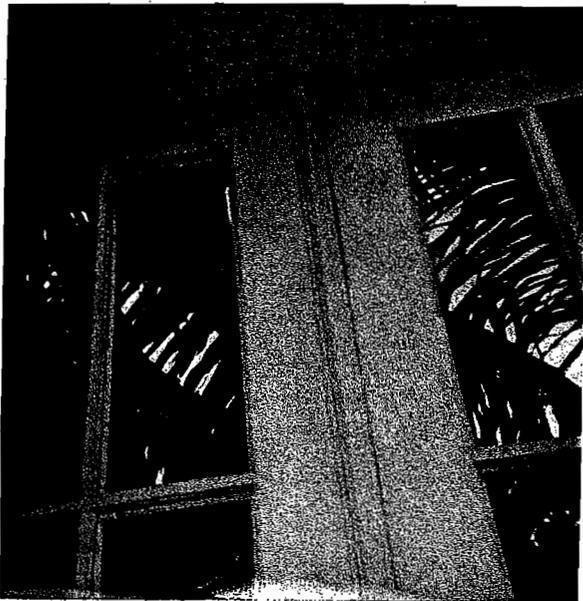
Address: 928 CASTILE AVE

Date 12-21



COMMENTS: WINDOWS IN POOR
CONDITION

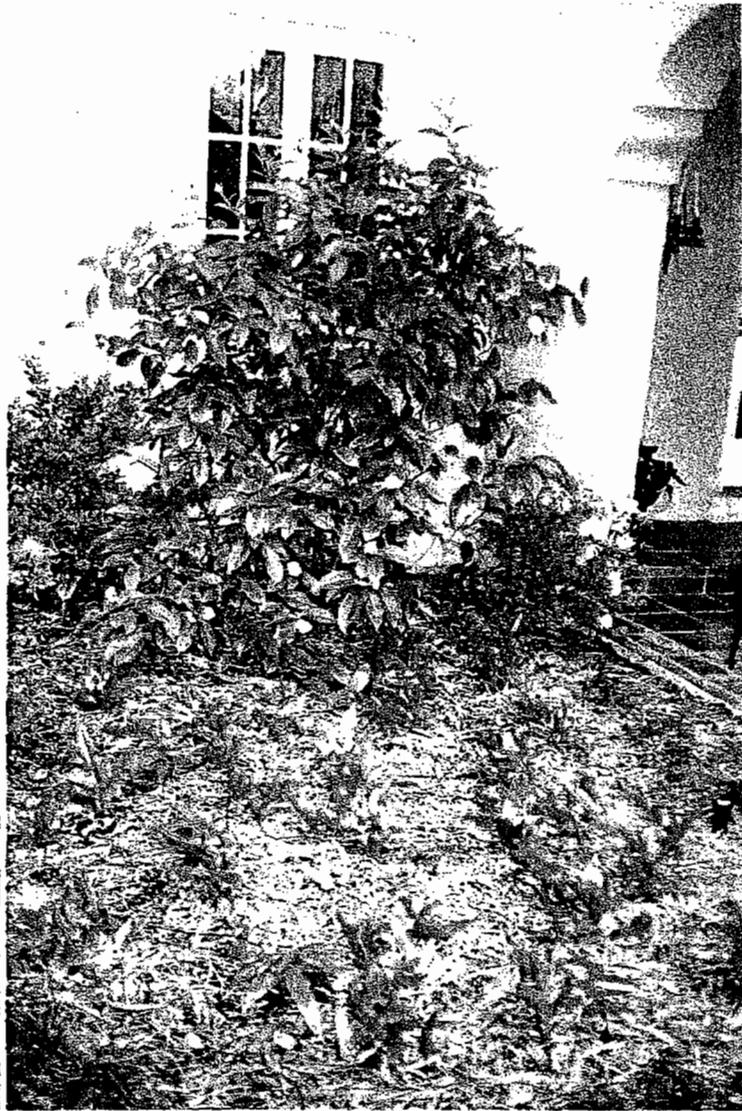
COMMENTS: (WINDOW) FRAMES
ROTEN



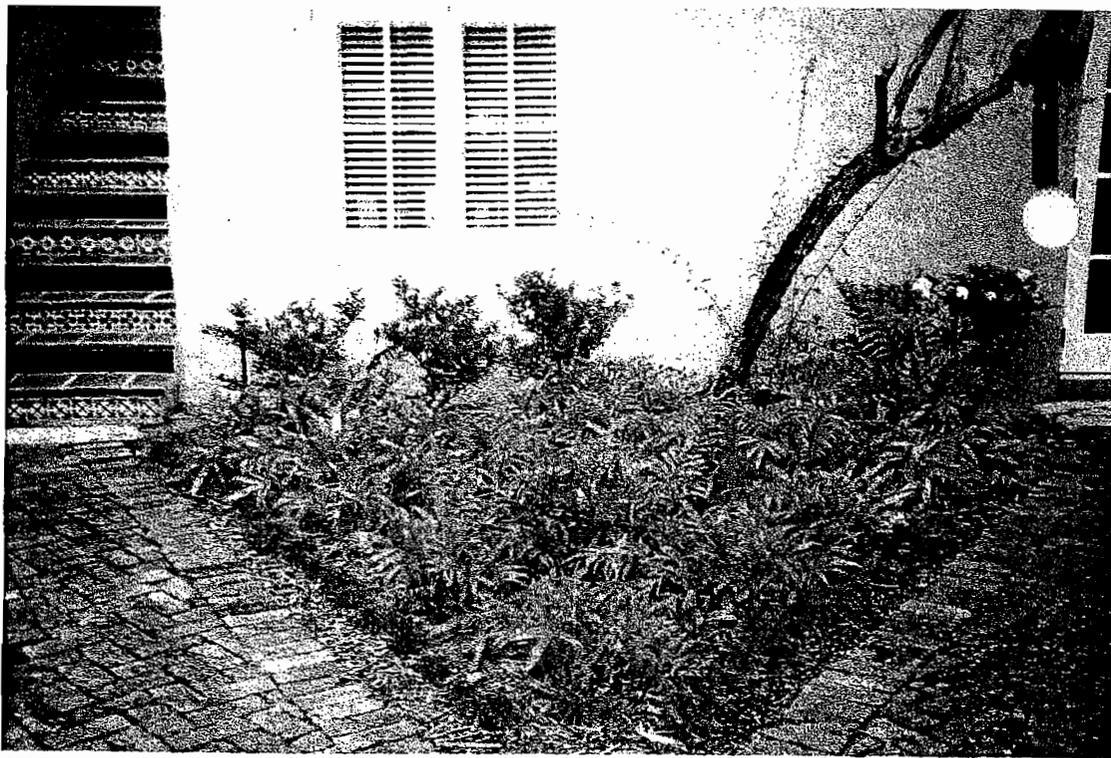
COMMENTS: Door Not Determ'd

COMMENTS: A/C Compressor

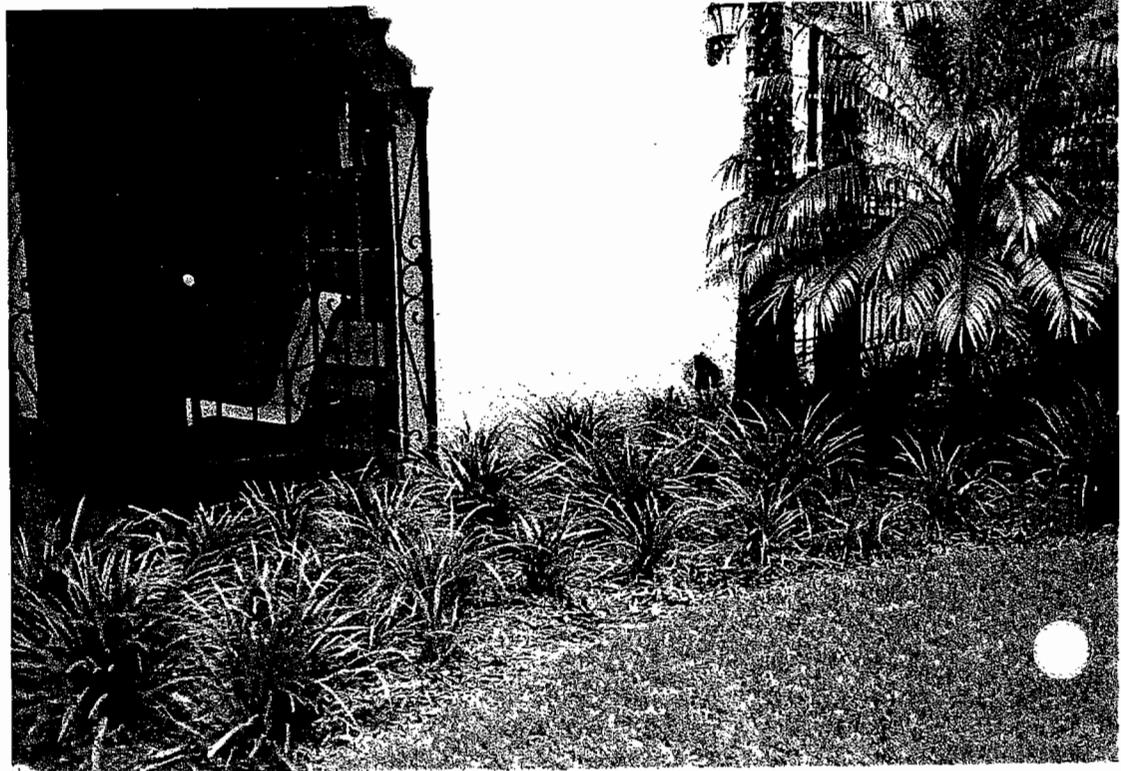
66

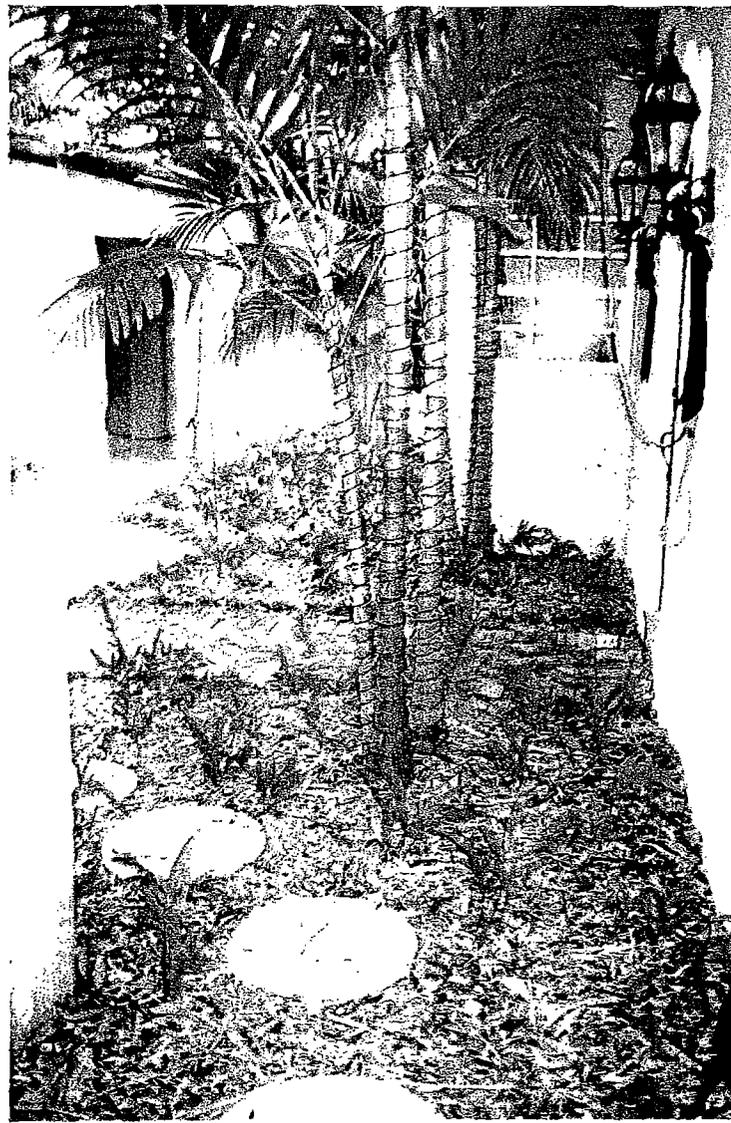


67

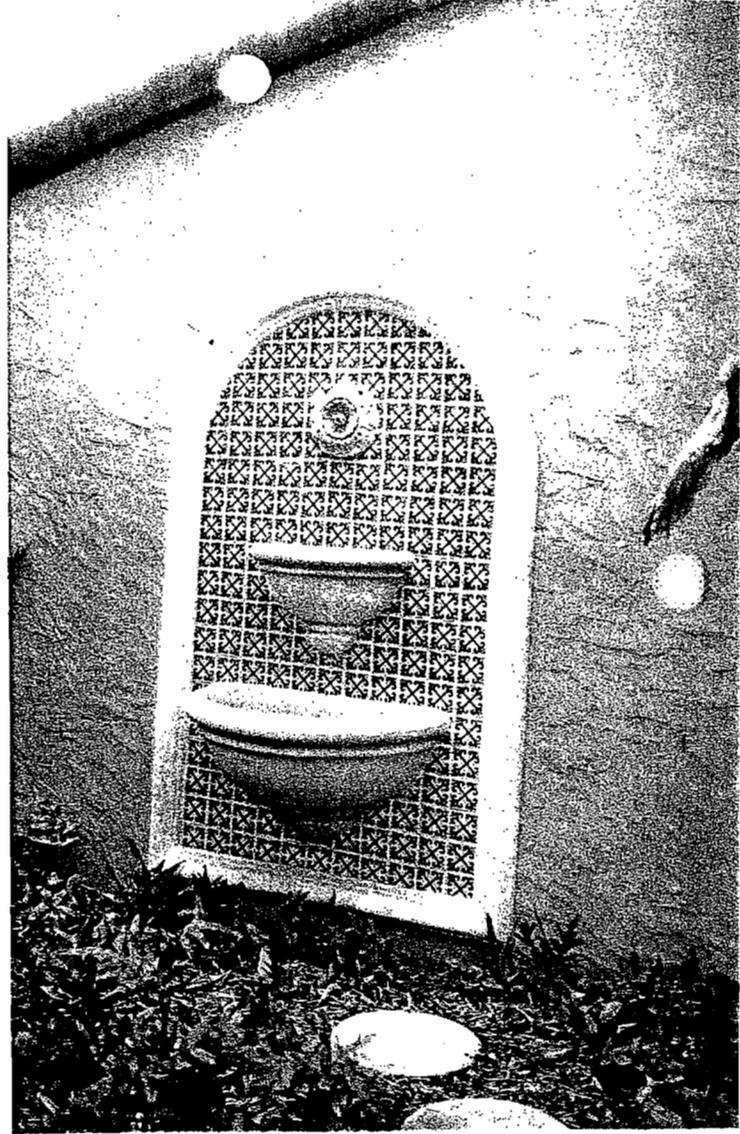




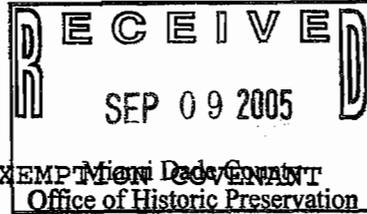




12



MIAMI-DADE COUNTY



HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 7th day of JULY, 2005,
by JOSE + LIVIANA S. ANDREU (hereinafter referred to as
FAMILY TRUSTS
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 925 CASTILE PLAZA,

CORAL GABLES, FL 33134-4819

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): BLOCK 36, SECTION B
LOTS 21, 22 and 34' OF LOT 23, CORAL GABLES, FLORIDA
FOLIO 4108-001-5490 Plat Book 5, Page 111

Page Two

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

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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.

TANIA GUZMAN
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION # DD150142
 EXPIRES 9/16/2006
 BONDED THRU 1-888-NOTARY1

OWNER (S) :

JOSE ANDREU

[Signature]

7/7/05

Name

Signature

Date

LILIANA S. ANDREU

[Signature]

7/16/05

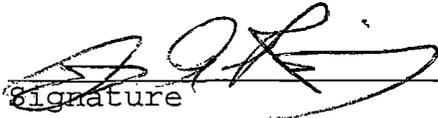
Signatures

Witnessed by: [Signature]
 at Dade County, Fla.
 Today's date July 16, 2005

Name _____ Signature _____ Date _____

LOCAL GOVERNMENT: City of Coral Gables

Ivan A. Rodriguez
Local Official
Director
Miami-Dade County
Office of Historic
Preservation


Signature _____ Date 1/31/07

George M. Burgess
County Manager

Signature _____ Date _____

My Home
Miami-Dade County, Florida

MIAMI-DADE

miamidade.gov

Property Information Map



Aerial Photography - AirPhoto USA 2004

0 — 119 ft

This map was created on 11/7/2005 11:32:58 AM for reference purposes only.

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Close

Summary Details:

Folio No.:	03-4108-001-5490
Property:	925 CASTILE PLAZA
Mailing Address:	JOSE & LILIANA ANDREU (TRUSTS)
	925 CASTILE PLAZA CORAL GABLES FL 33134-4819

Property Information:

Primary Zone:	0900 SINGLE FAMILY RESIDENCE
CLUC:	0001 RESIDENTIAL- SINGLE FAMILY
Beds/Baths:	4/4
Floors:	2
Living Units:	1
Adj Sq Footage:	6,308
Lot Size:	20,100 SQ FT
Year Built:	1923
Legal Description:	CORAL GABLES SEC B PB 5-111 LOTS 21 & 22 & SELY34FT LOT 23 BLK 36 LOT SIZE IRREGULAR OR 18940-2449 01/2000 1

Sale Information:

Sale O/R:	18940-2449
Sale Date:	1/2000
Sale Amount:	\$950,000

Assessment Information:

Year:	2005	2004
Land Value:	\$491,311	\$446,686
Building Value:	\$1,108,635	\$983,067
Market Value:	\$1,599,946	\$1,429,753
Assessed Value:	\$1,295,583	\$1,257,848
Homestead Exemption:	\$25,000	\$25,000
Total Exemptions:	\$25,000	\$25,000
Taxable Value:	\$1,270,583	\$1,232,848

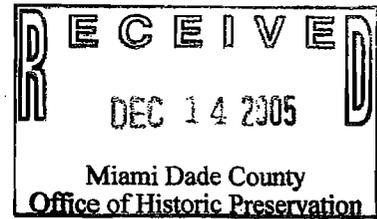
80



**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



CFN 2005R1186176
OR Bk 23941 Pas 0720 - 7221 (3pgs)
RECORDED 11/15/2005 15:40:44
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA



MIAMI-DADE HISTORIC PRESERVATION BOARD

RESOLUTION NO. 05-12

**925 CASTILE PLAZA
CITY OF CORAL GABLES
A LOCALLY DESIGNATED HISTORIC LANDMARK**

WHEREAS, the Miami-Dade Historic Preservation Board has determined that the property located at 925 Castile Plaza, Coral Gables, Florida, is of architectural and historic significance and a municipally designated historic landmark; and,

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

WHEREAS, the property is located at:

Legal Description: Coral Gables Section B, PB 5-111, Lots 21 & 22 & sely 34 ft. Lot 23, Block 36

Folio Number: 03-4108-001-5490

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on October 19, 2005, voted to approve the Ad Valorem Tax Exemption for 925 Castile Plaza, Coral Gables, Florida and, therefore, recommends to the Board of County Commissioners of Miami-Dade County, Florida, that the property receive the tax exemption for historic properties for the County's portion of the millage pursuant to 16A-18 Miami-Dade County Code. This recommendation is conditioned upon:

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

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 HISTORIC PRESERVATION BOARD**
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Resolution No. 05-12
Page 2 of 3

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, Chair
 Miami-Dade County Historic Preservation Board

11/10/05
 Date

Prepared by:


 Ivan Rodriguez, Director
 Office of Historic Preservation



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
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Resolution No. 05-12
Page 3 of 3

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this Nov. 10, 2005
by, Alberta Godfrey, Chair, Miami-Dade County Historic Preservation Board.


David J. Hertzberg



David J. Hertzberg
My Commission DD267682
Expires January 09, 2008

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

HISTORIC PRESERVATION EXEMPTION PROPERTY TAX ASSESSMENTS / REVENUE IMPLICATIONS

Property Address: 925 Castile Plaza
Folio # 03-4108-001-5490

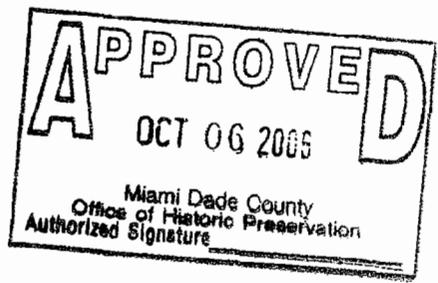
	<u>2004 Estimate</u>
1. Assessed Value of Improvements : (excluding land)	\$983,067
2. Total Taxes Levied on Improvements and Additions to : (based on 2003 millage)	\$22,675
— 1) Countywide Operating	\$5,868
2) Unincorporated Municipal Service Area	\$0
3) Debt Service	\$279
4) City Operating	\$5,889
5) All other property taxes	\$10,639

Revenue Implications

3. Total revenue foregone for the current fiscal year by virtue of exemptions previously granted under this section.	
a) County	\$167,055
b) Municipal	\$44,371
4. Total revenue foregone for the current fiscal year if exemption applied for is granted.	
a) County	\$487
b) Municipal	\$489
5. Taxable value foregone if the exemption applied for was granted on improvements to Real Property.	\$81,619

Date: 10/6/06

Signed: 
Property Appraiser



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