

**Correspondence received regarding “6801 Granada Boulevard”
City of Coral Gables – Planning and Zoning**

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	11 08 13	Gil Haddad 6800 Granada Boulevard Coral Gables, FL 33146			SEE ATTACHED CORRESPONDENCE
2.	11 18 13	Riviera Neighbourhood Association and Robert D. Brennan			SEE ATTACHED CORRESPONDENCE
3.	12 04 13	Sandra Levinson President Riviera Neighborhood Association Sandylevinson1@gmail.com	X		Dear Director and Members of the Planning and Zoning Department Board: Please find attached Riviera Neighborhood Association's position regarding the proposed lot division of 6801 Granada Blvd. Please review our position and take it into consideration when it comes before the Planning and Zoning meeting December 11, 2013. Please acknowledge receipt of this email and letter. Thank you for your consideration. Sandra Levinson President Riviera Neighborhood Association (see letter below)

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	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
					<p style="text-align: center;">Riviera Neighborhood Association Post Office Box 43-0825 South Miami, Florida 33243-082</p> <p>December 4, 2013</p> <p>Director and Members of Planning and Zoning Department City of Coral Gables 405 Biltmore Way, Second Floor Coral Gables, FL 33134</p> <p>Dear Director and Planning and Zoning Board:</p> <p>The Riviera Neighborhood Association (RNA) was founded in 1996. Since, it has attempted to advance the interests of the hundreds of homeowners on and west of Riviera Drive to SW 57th Avenue and US 1; south to Sunset Drive and north to Hardee Road. This area covers approximately 800 households, many of whom are long time RNA members and supporters.</p> <p>The Board of Directors of RNA respectfully expresses its <u>unanimous</u> opposition to the attempt to re-plat; sub-divide or lot split, the City Beautiful heritage lot located at 6801 Granada Blvd.</p> <p>The natural hammock south of the main house; the beautiful oak laden driveway and the proximity of the flora and wildlife are all essential elements of this historic property. These epitomize the Alfred Browning Parker vision. His genius is a heritage that is treasured by the Riviera district residents and indeed, an asset to all Coral Gables residents and their prodigy.</p> <p>We citizens rely on the City’s unanimous determination made in 2007 to preserve this community treasure. There has been no change as to the property as a whole, nor, <u>especially so</u>, as to that portion of the property south of the main house. In the absence of change to the property itself, there is no just reason to change the correct 2007 determination the City made in good faith for the citizens of Coral Gables.</p> <p>Most respectfully submitted,</p> <p>Sandra Levinson President Riviera Neighborhood Association</p>

12/6/2013 8:52 AM

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CITY OF CORAL GABLES
PLANNING DEPARTMENT

2013 NOV -8 PM 1:58

11.8.13

RE: 6801

GRAND

PLANNING + ZONING DEPT.
CITY OF CORAL GABLES.

THANK YOU FOR YOUR COURTESY RE
THIS MATTER! PLEASE EXCUSE MY HAND - AS
I DO NOT TYPE. - SORRY.

AS AN AFFECTED RESIDENT I HAVE
STUDIED THE 2007 ISSUES THAT WERE PRESENTED
AND, AS WELL, THE OCT. 9, 2013 SUBMISSION.

OF COURSE, AS TO THE PARKER HOUSE AND
ITS STRUCTURAL ELEMENTS (WALL, DRIVEWAY,
POOL, POOL COMPLEX, GUESTHOUSE, ETC.), THERE HAVE
BEEN NO CHANGES SINCE 2007.

MORE IMPORTANTLY RE 2013, THERE HAVE
BEEN NO CHANGES AS TO THE SOUTH ACRE -
THAT IS THE AREA FROM THE START OF THE DRIVEWAY
TO THE NEXT PROPERTY LINE. IT SEEMS THAT "NO
CHANGE" IN THE PROPERTY ~~SHOULD~~ SHOULD = NO
CHANGE IN THE RESULT - PARTICULARLY AS TO THE
1/3 FROM THE HOUSE TO 6835.

AS TO BUILDING SITE CRITERIA:

1. NOTHING HAS CHANGED AS TO THE PROPERTY, OR THIS #1 CRITERIA, SINCE 2007. THIS #1, SEEMS TO ME, TO APPLY TO THE ENTIRE PROPERTY PHYSICALLY (AND AS DETERMINED - WITHOUT APPEAL) SINCE '05 TO BE SINGLE FAMILY.

OWNER MADE THE EXACT "SIZE" ARGUMENT IN 2007 AND WAS CORRECTLY REJECTED. CUT THIS PROPERTY AND THERE WILL BE A "NEXT" "LARGER", THEN, ON AND ON.

THE PROPERTY WAS DETERMINED HISTORIC AT THE URGING OF OWNER, ATTY., + ARCHITECT! THE ATTY SAID "IF NO LOT SPLIT, THEN APPEAL!" NO APPEAL OCCURRED AS TO THE HISTORIC DESIGNATION, NOR ANYTHING. AGAIN, THE SOUTH 1/3 IS THE SAME AS IN 2007!

IN 2007 THE ATTY. WROTE THAT THE TAX WAS \$100,000. NOW \$75,000. (CHANGE DUE TO HISTORIC DESIGNATION OWNER ASKED FOR?)

ECONOMIC HARDSHIP? (A) RELEVANT?
(B) PROVEN? (C) HOW COULD WE POSSIBLY KNOW OF THE ASSETS, THE NET WORTH, OF A NETHOLANDS ANTILLES CO? EQUAL PROTECTION - YES! YES! BUT, ASSERTION WITHOUT PROOF?

2. "... OR EXTENDING NO FARTHER THAN THE IMMEDIATE VICINITY, WHICHEVER IS LESS."

"IMMEDIATE VICINITY SHALL BE DEFINED AS AN AREA IN WHICH A PARCEL OF LAND IS LOCATED, THAT IS PHYSICALLY, OR GEOGRAPHICALLY IDENTIFIABLE AS A DISTINCT REIM, PLACE OR NEIGHBORHOOD, . . . , WHICHEVER IS SMALLER.

Clearly the INTENT is TO MEASURE Apples v. Apples! The ATTY. ARGUES UNDER #1 ABOUT SIZE, WATER FRONT, ETC. THE OWNER ADVERTISES (SEE 2007 RECORD) AS AN EXCLUSIVE ESTATE, ETC.

NOW A PROPOSED LOT 120' ON GRANADA, 100' ON CANAL. THE #2 INTENT IS "WHICHEVER IS LESS!" #2 MEANS LIKE PROPERTIES [CANAL FRONTAGE, ESTATE CHARACTERISTICS] IS IT NOT TRUE THAT EVERY PROPERTY ON GRANADA, ON RIVERNA DR., THAT IS ON THE CANAL [VALUES X TIMES SMALL HOUSES IN AREA] EXCEEDS 120'??

5. "... MAINTAINS AND PRESERVES OPEN SPACE ... PRESERVES HISTORIC CHARACTER, MAINTAINS PROPERTY VALUES AND ENHANCES VISUAL ATTRACTIVENESS OF THE AREA AND APPROPRIATE ... IS IN THE BEST INTEREST OF THE PUBLIC.

- OPEN SPACE: THE SPACE (THE ACRES SOUGHT TO BE DENuded OF TREES AND WILDLIFE ELIMINATED) IS NOW OPEN SPACE. TO BUILD MAXIMUM CONSTRUCTION COVER WOULD END ALL OPEN SPACE.

- HISTORIC CHARACTER: THE ENTIRE PROMPT IS DETERMINED HISTORIC (AT URGING OF OWNER). NO CHANGE IS THAT. NO CHANGE IN PROPERTY SINCE '07. NO CHANGE IS SOUTH 1/3 OF PROPERTY SINCE '07. NO CHANGE = NO REASON TO CHANGE. IN '07 H/P UNANIMOUSLY ~~RECOMMENDED~~ RECOMMENDED AGAINST CREATION OF A SOUTH 'LOT B' (OR LOT '2'). THAT AREA + THAT REC. ~~HAS~~ HAS NOT CHANGED! IN DEED, AT THE 2013 H/P HEARING THE Q. OF A LOT SPLIT REC. WAS RAISED AND ~~GRANTED~~ QUASHED BY OWNER'S ATTY. "I OBJECT" HE SAID! HENCE, REC. BY H/P OF NO LOT SPLIT STANDS TODAY!

IN 2007 H/P ~~INTERVIEW~~ INTERVIEWED
PROFF. PARKER, DID AN EXHAUSTIVE STUDY
OF THE 6801 ELEMENTS (TREES, WISHS,
DRIVEWAY, ET AL) + DOCUMENTED HIS
PURPOSES FOR THE ENTIRE PROPERTY. NO
CHANGE IN THOSE FINDINGS.

- MAINTAINING PROPERTY VALUES: A DECISION MADE -
AT BEST, ON SPECULATION. WOULD A PROSPECTIVE
BUYER OF 6835, OR 6800, OR ON RIVIERA DR,
ADD OR SUBTRACT BECAUSE A MAGNIFICENT
NATURAL HAMMOCK IS FOREVER GONE - REPLACED
BY YET ANOTHER MC MANSION.

I WOULD PAY LESS. SO WOULD "THE MARKET" -
I BELIEVE. WOULD THE "AVERAGE BUYER" OF
NEARBY PROPERTY DESIRE TO LIVE NEXT OR NEAR
3 ACRES OF NATURE. MY GUESS IS - YES.

- ENHANCES VISUAL ATTRACTIVENESS TO WHOM?
MR. D. TRUMP FAVORS CONCRETE. MOST FOLK
(I THINK) LIKE TREES, BIRDS, "OPEN SPACE" [THE
CODE'S WORDS - NOT MINE]. HENCE, PROPERTY VALUE.

— BEST INTEREST OF THE PUBLIC. THE PUBLIC INTEREST IS "OPEN SPACE", "VISUAL ATTRACTIVENESS", ET AL. PLUS, ELIMINATION OF BLIGHT, ETC. IN 2007 50+ RESIDENTS PETITIONED, WHO AS LETTERS + ATTENDED HEARINGS. THAT IS IN THE RECORD.

THANK YOU!

SORRY FOR THE HAND — I DON'T TYPE.
SORRY AGAIN.

Gil Haddad
6800 GRANADA

33146

305-665-7077.

P.S. IN 2007

ALL 6 CRITERIA REJECTED.

SAME RESULT HERE!

ROBERT D. BRENNAN

CITY OF CORAL GABLES
PLANNING DEPARTMENT

ARBORICULTURAL CONSULTING

3074 Kirk Street, Coconut Grove, Florida 33133

2013 NOV -8 PM 1:53
T 305-325-7542

10/20/2013

City of Coral Gables:
Planning Department:
Historic Preservation Board:

To Whom It May Concern:

My name is Robert D. Brennan. I live in Coconut Grove at 3074 Kirk St. 33133. By day I am the arborist at Fairchild Tropical Botanic Garden, after work I am an arboricultural consultant at Brennan Consulting Inc. and member of the American Society of Consulting Arborist. I am the president of the Tropical Arborist Guild, and the vice chairman of the Agricultural Extension support team. I am very familiar with the flora and fauna of the costal region of Miami-Dade County as I have studied and lived here for 58 years within a mile or so of the coast. Specifically, the property at 6801 Granada Blvd. in Coral Gables, FL I have observed since being in Sea Scouts and meeting across the Coral Gables waterway in the early 1960's.

I have looked at and was embarrassed by, what is supposed to be a professional tree survey of the property at 6801 Granada Blvd. from 2006 prepared by the Lannes & Garcia Inc. survey company. These applications may be used to determine the location of trees it is my opinion that this was not prepared by an arborist or anyone who knows south Florida trees. The tree descriptions are way to vague to be useful as a tree survey.

I have also reviewed a 2013 drawing that locates trees at 6801 Granada Blvd. in Coral Gables FL. I compared it to a drawing and property survey that shows small red circles indicating where trees are supposed to be but the drawings show no placement for a home or driveway to a structure placed on the land after sub division. The drawings suggest that many trees will be relocated or removed. I do not see any space on the property of where a house, drive, pool, decks and other building has been completed, to put relocated trees.

Moving trees properly so they will live a normal lifespan is a very expensive proposition especially for the nearly 100 trees that are on the Southern one third of the property. Any building or moving of the trees will destroy a habitat for migratory birds and other animals that keep our eco system in balance. There is also the possibility that there are endangered ferns and other plants on this property... If the same care is used to move the tree as was used to create the tree survey then the nearly one hundred trees will perish for sure.

TELEPHONE (305) 666-7677
TELECOPIER (305) 667-7779
CORAL GABLES, FLORIDA 33143
1493 SUNSET DRIVE

WWW.TropicalTreeGuy.com

Member:

ASCA

AMERICAN SOCIETY of
CONSULTING ARBORISTS

A PROFESSIONAL ASSOCIATION
ATTORNEY

GIL HYDRA
TropicalTreeGuy.com

ROBERT D. BRENNAN

Arboricultural Consulting Inc.

3074 Kirk Street, Coconut Grove, Florida 33133 T 305 323 7342

I have been asked to work and consult on many construction sites where there is tree damage has already occurred and trees are being well cared for.. It is very unusual for a corporation, without a personal face to make any effort to protect trees or the environment. It is beyond dispute that any movement of equipment will cause ground compression and crush root and kill the trees many years in the future.

I met Alfred Browing Parker in the early 1970's and I respect his work because he included nature and invited it in to his drawings, plans and effect of his homes. Unlike the architects today who order the bulldozing of millions of dollars of trees because they do not understand the value growing in front of them. Mr. Parkers homes became part of the nature that surrounded them.

This property as it sits is an ecological, arboricultural and historical gem. It should be protected as a historic and ecological site because of its maturity, diversity and beauty. Every vote for dividing a piece of property this size is a vote for removing examples of the importance of this kind of display of nature. This property rivals the grounds at Four Fillies Farm for its diversity and uniqueness.

I would recommend that, competent people who know their jobs do a tree, bird and mammal survey. I can recommend some people if you wish. Registered consulting arborist, or ISA Certified Arborist of great reputation. Board Certified Master Arborist.

I have walked the western perimeter and observed the property from the waterway this, property should be protected as is.

Yours in arboriculture,



Robert D. Brennan
FI-1059-A

Riviera Neighborhood Association

Post Office Box 43-0825
South Miami, Florida 33243-0825

CITY OF CORAL GABLES
PLANNING DEPARTMENT

2013 NOV 18 AM 10:38

November 15, 2013

To: Mayor Jim Cason
Vice-Mayor William Kerdyk
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Frank Quesada
City Attorney Craig Leen
Planning and Zoning Department ✓

Gentlemen and Ladies:

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Most respectfully submitted,



Sandra Levinson, President
Riviera Neighborhood Association

Sent via email and regular USPO delivery

CITY OF CORAL GABLES
PLANNING DEPARTMENT

ROBERT D. BRENNAN

ARBORICULTURAL CONSULTING

2013 NOV 18 AM 10:38

3074 Kirk Street, Coconut Grove, Florida 33133 T 305-323-7342

Supplemental Report
And Photo

10/20/2013

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Planning Department:
Historic Preservation Board:

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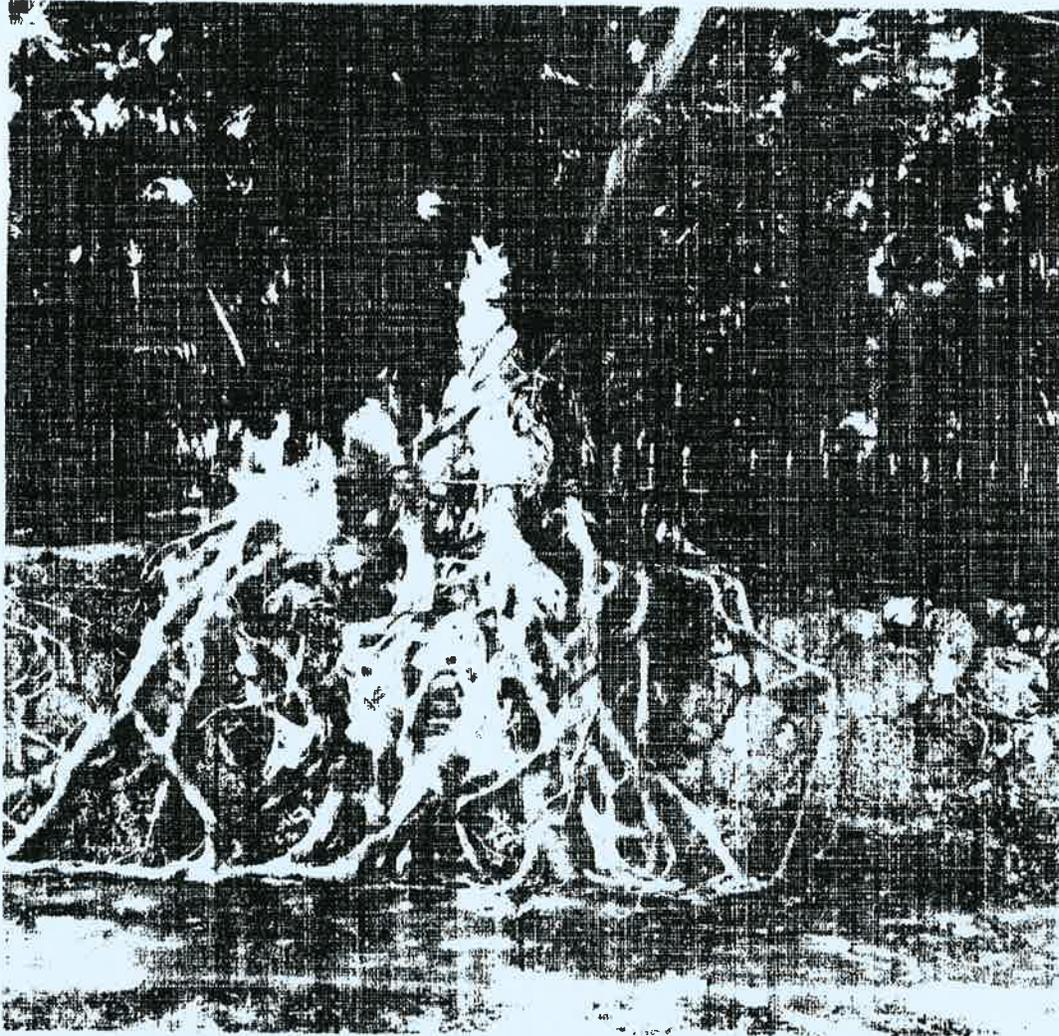
The photograph of the *Ficus aurea*, a Florida native, takes decades for the roots to entwine the rock like this while it helps support the wall.

This photo shows the western boundary near the south corner of the property...

ROBERT D. BRENNAN

Arboricultural Consulting Inc.

3074 Kirk Street, Coconut Grove, Florida 33133 T 305 323 7342



Yours in arboriculture,

Robert D. Brennan

Robert D. Brennan
FI-1059-A

Page 3