1248 Coral Way

Site Separation

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8

AVERY® READY INDEX® 600084

1248 Coral Way, LLC

A Florida Limited Liability Company
5600 Riviera Drive
Coral Gables, Florida 33146

Co-Manager
Karen Coppa
305-502-4687
krc1017@bellsouth.net

Co-Manager
Gregory Lopez
786-229-3611
greg_gel@bellsouth.net

February 27, 2012

SITE SEPARATION APPLICATION - STATEMENT OF USE and SHOWING OF COMPLIANCE WITH CRITERIA FOR SITE SEPARATION

Mr. Eric Riel, AICP
Planning Director
City of Coral Gables
427 Biltmore Way
Suite 201
Coral Gables, FL 33134

Re: Property: 1248 Coral Way, Coral Gables, Florida 33134
Applicant: 1248 Coral Way, LLC

Dear Mr. Riel:

As of Friday, January 20, 2012, 1248 Coral Way, LLC ("Applicant") is the fee owner of 1248 Coral Way (the "Property"). This will provide a description and history of the Property, provide the Applicant's statement of use/intent for the Property, and show compliance with the criteria for Site Separation as set forth in the City of Coral Gables Zoning Code.

Property Description

The Property is a full 35,000 square feet that is comprised of two (2) 17,500 square feet sections, each 100' x 175' ("Lot" or "Lots"). Currently, the Property has a single address, but each Lot has a separate folio number and the Lots have never been subject to a unity of title. The Applicant obtained each Lot by separate Warranty Deed, copies of which are attached. Each Lot is described as follows:

1. Folio Number 03-4118-002-0030, having a legal description of lots 5 & 6, Block 1, Coral Gables Section D Revised Plat, as recorded in Plat Book 25, at page 74 of the Public Records of Miami-Dade County, Florida. Said property is 100' x 175' and includes a 7

bedroom, 6 bath Historic Home; and,

2. Folio Number 03-4118-002-0031, having a legal description of lots 7 & 8, Block 1, Coral Gables Section D Revised Plat, as recorded in Plat Book 25, at page 74 of the Public Records of Miami-Dade County, Florida. Said property is 100' x 175' and is unimproved ("Unimproved Lot").

Historically, the two Lots were never intended to be a single building site, and have never been a single property. Rather, the home was constructed in 1929 on one Lot and purchased by the Davidson family in 1939. However, the adjacent Unimproved Lot was acquired by the Davidson family more than ten (10) years later, in about 1940. At an unknown date, a wall was built at the front of the Property along Coral Way but the walls are not continuous or attached. There is a space of about ½" separating the walls at the property line of the Property. Also, the wall on the east side of the Unimproved Lot belongs to the neighbor at 1232 Coral Way and, thus, is not a part of, or connected to, the front wall of the Unimproved Lot. Various photographs of the walls reflecting the foregoing are attached for your easy reference.

As of November 17, 2011, the Property as a whole has been designated a Local Historic Landmark by the Historic Preservation Board and is listed on the Coral Gables Register of Historic Places. As such, even before closing on the Property, the Applicant has been working closely with the Historic Preservation Board in an effort to confirm our commitment to fully renovate and preserve the existing historic structures. In turn, the Historic Preservation Board has given its support to the granting of this application for site separation so that an appropriate residence can ultimately be constructed on the Unimproved Lot.

Notwithstanding the foregoing, by letter dated May 12, 2011, the City of Coral Gables, Zoning Department issued a determination that the Property is a single building site.

Statement of Use/Intent

The Applicant now seeks to return the Property to its original state as two (2) separate building sites. The Applicant intends to restore and improve the existing historic home and to construct an appropriate single family home on the Unimproved Lot.

Showing of Compliance with Applicable Code for Site Separation

Consideration of the Applicant's request for site separation requires an initial showing that the Property and its intended use satisfy 4 of the 6 criteria set forth in Article 3-206 (F) of the City of Coral Gables Zoning Code. This Applicant will show that the Property and its intended use satisfy 5 of the 6 criteria. The criteria and bases for satisfaction are as follows.

1. **That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning and/or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).**

   Compliance: The Property and this request for site separation are unique because the requested separation is, in reality, a request to restore the Property to its original condition as two (2) building sites. Because the Property originally was two (2) separate building sites, the Property, in its current state with only one home on one side of the Property is not consistent with the rest of the neighborhood. In fact, this request for site separation would more appropriately be entitled a request to restore the Property to its original use. The Property is also unique in that there has never been a unity of title, the Lots have always been separately taxed (two folio numbers), no structures have ever been built on the Unimproved Land, and the wall which appears to cross the front of the Property has never been a single wall but rather is separated at the property line where the improved Lot meets the Unimproved Lot.

2. **That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property 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, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.**

   Compliance: The two (2) proposed building sites each have a frontage of one hundred feet (100') along Coral Way which is equal to or larger than most of those properties in the immediate vicinity of the Property, along Coral Way between Columbus and Alhambra Circle. A list showing the frontages of all properties within the radius grouped by frontage size is attached. More specifically, 194 out of 238 such properties, or more than eighty one percent (81%), have 100' frontages or less, and the properties immediately adjacent to and across from The Property all have 100' frontages. Accordingly, the two (2) building sites created would be equal to or larger than the majority of existing building sites in the same zoning designation within a 1000' radius of the Property. A certified search of the properties within a 1000' radius of the Property is attached, along with a colorized radius map.

3. **That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a**

building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.

Compliance: The two (2) proposed building sites would not result in any existing structures becoming nonconforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Land Use Plan, and City Code. One proposed building site which consists of Lots 5 and 6 and includes the existing residence complies with the Zoning Code as it relates to building setbacks, lot area, lot coverage and building height. No structures will be altered or removed to comply with City ordinances. The second proposed building site which consists of Lots 7 and 8 is the Unimproved Lot. Accordingly, criteria number 3 is satisfied. Please see the attached letter from architect Pedro Bravo who has been retained to develop plans for the restoration of the existing historic home and for a new single family home on the Unimproved Lot.

4. **That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.**

   Compliance: There are no are no restrictive covenants, encroachments, easements or the like that exist which would prevent the separation of the site. No existing buildings will be voluntarily demolished. Architect Pedro Bravo has researched public documents and met with various representatives of the City of Coral Gables and has confirmed that this criteria number 4 is satisfied. Please see the attached letter from architect Pedro Bravo.

5. **That the proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.**

   Compliance: This application clearly maintains and preserves open space. As previously stated, the proposed site separation will restore the Property to its original state as two (2) separate building sites, and will restore and resurrect the historic character of the entire Property. The proposed building sites will improve the appearance of the neighborhood by making the Property consistent with the building sites in the area and the neighboring properties. Both the existing historic residence, restored and improved, on one Lot, and a new, single family home of appropriate style, size and consistent with the guidelines of the Historic Preservation Board on the Unimproved Lot, will only serve to enhance property values and the visual attractiveness of the area. Criteria number 5 is clearly satisfied.

6. **That the building site(s) created was purchased as a separate building(s) site(s) by the current owner prior to September 17, 1977.**

Compliance: Although the Applicant cannot technically satisfy Criteria number 6 because the property was recently purchased, the criteria was satisfied by the prior owner and is satisfied in spirit. That is, the prior owner (and his parents before him) owned the Property from 1939 through 2010. Mr. Davidson, the prior owner, and his family purchased the Lots separately and always maintained them as separate Lots.

Based upon the foregoing, this application meets five (5) of the six (6) criteria. Pursuant to the Zoning Code, staff should recommend approval of this application.

Thank you for your consideration. Please let us know if you have any questions or if you require any additional materials regarding these criteria.

Sincerely,

Karen Coppa

Karen Coppa and Gregory Lopez
Co-Managers

February 15, 2012

Mr. Eric Riel, Jr.
Planning Director
Mr. Walter Carlson
Assistant Director
405 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re : 1248 Coral Way
Site Separation Application

Dear Mr. Riel and Mr. Carlson,

As part of the Site Separation request, our office has conducted a study to comply with criteria number 3 and number 4 of the application. Criteria number 3 states:

> *That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setback, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this section.*

Lots 5 and 6 which include the *existing* residence, comply with the Zoning Code with regard to building setbacks, lot area, lot coverage and building height. No structures will be altered or removed to comply with City ordinances. Lots 7 and 8 are unimproved. Criteria #3: *Satisfied.*

Criteria number 4 states:

> *That no restrictive covenants, encroachments, easements, or the like exist which will prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this section.*

After researching public documents and meeting with City personnel, there are no restrictive covenants, encroachments, easements or the like tied to any of the subject properties. Criteria #4: *Satisfied.*

Should you have any questions or require additional information, please contact our the office.

Sincerely,

Pedro Bravo
Bravo Architecture

BRAVO LLC.
250 CATALONIA AVENUE, SUITE 403 • CORAL GABLES, FLORIDA 33134
PHONE: 305.567.1977 • FAX: 305.567.1125 • WWW.BRAVOARCHITECTURE.COM
AA 26000771 • IB 26000638

Site separation application
Compliance analysis of Article 4 (Coral Gables zoning code)

Note: Responses are for the property located at **1248 Coral Way** (lots *5 & 6* and the vacant lots *7 & 8*, Block 1 Coral Gables Section D revised plat) and noted in red.

Section 4-101. Single-Family Residential (SFR) District.

A. Purpose and applicability.
The Single-Family Residential (SFR) District is intended to accommodate low density, single-family dwelling units with adequate yards and open space that characterize the residential neighborhoods of the City. The City is unique not only in South Florida but in the country for its historic and architectural treasures, its leafy canopy, and its well-defined and livable neighborhoods. These residential areas, with tree-lined streets and architecture of harmonious proportion and human scale, provide an oasis of charm and tranquility in the midst of an increasingly built-up metropolitan environment. The intent of the Code is to protect the distinctive character of the City, while encouraging excellent architectural design that is responsible and responsive to the individual context of the City's diverse neighborhoods. The single-family regulations, as well as the design and performance standards in the Zoning Code, seek to ensure that the renovation of residences as well as the building of residences is in accord with the civic pride and sense of stewardship felt by the citizens of Coral Gables. By preserving the community character of the Gables, the Zoning Code safeguards both individual property values, as well as the quality of life that best serves the collective interest. In an SFR District no use other than these listed below shall be permitted. No buildings or premises shall be used, nor shall any building or structure be erected, altered or enlarged which is arranged, intended or designed to be used for a use other than a single-family use as defined in this code.

D. Performance standards.
The following performance standards shall govern the general development of structures in the SFR District.

1. Building sites.
Buildings and structures shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet. See also Section 3-206, Building site determination.
Each individual building site will contain 100' street frontage.

2. Density.

One (1) principal building per building site.

Each individual building site will contain one principal building.

3. Facing of lots and buildings.

The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Zoning Regulations in Appendix A. Every lot shall be deemed to face the street upon which it abuts.

Each individual building site will face Coral Way.

4. Setback requirements.

No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site.

A. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites except that on existing building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required.

As per Appendix 'A' (Site Specific Regulations), lots facing Coral Way shall provide a minimum 50'-0" front setback. Existing building located on lots 5 & 6 complies with the required setback. Lots 7 & 8 will comply also.

B. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line ten (10) feet and up to a maximum of twenty (20) feet.

Existing building located on lots *5 & 6* complies with the required 20% (20'-0" total) setback requirement. The western setback to the existing garage structure is currently 5.20' and the east existing setback is 21.10' to the existing carport. The existing combined setback total is 26.30'.

Lots *7 & 8* will comply with the 20% (20'-0" total) by providing 10'-0" along each side.

C. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings.

Existing building located on lots *5 & 6* complies with the required 10'-0" minimum setback requirement. The rear setback to the existing garage structure is currently 10.20'.

Lots *7 & 8* will comply with the required minimum 10'-0" rear setback by providing 10'-0".

5. Setback requirements for auxiliary, accessory buildings and/or structures.

Except as specifically prescribed herein to the contrary, auxiliary, accessory buildings and/or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that:

a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof.

Existing building located on lots *5 & 6* contains accessory structures labeled "wishing well" and detached garage and comply with the accessory use setback requirements.

Any proposed auxiliary or accessory structure for lots *7 & 8* will comply with the setback requirements.

6. Height of single-family residence buildings and height of special-use buildings.

No single-family building shall be constructed in the City that is more than two (2) stories in height. No subordinate or accessory building permitted by this code as an auxiliary use shall exceed in height the maximum height of the principal building on the building site. Except in Journey's End where single-family residences may have a permitted height of thirty-four (34) feet above established grade, said two (2) stories shall not exceed a height of twenty-nine *(29) feet above established grade* in all instances including ridgeline, domes, steeples, towers, cupolas, decorative features and such other similar structures, and excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.

Existing 2-story building located on lots *5 & 6* contains a height of approximately 25'-2" and a height of approximately 30'-0" to the existing octagonal entry structure.

Proposed building height for lots *7 & 8* will comply with the height limitations.

7. Height of residences in flood hazard districts.

N/A

8. Ground area coverage.

Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5) feet shall be

COMPUTED IN THE CALCULATION OF THE GROUND AREA COVERAGE OF THE PRINCIPAL BUILDING. AUXILIARY BUILDINGS OR STRUCTURES, INCLUDING SWIMMING POOLS, MAY OCCUPY ADDITIONAL GROUND COVERAGE, BUT THE TOTAL GROUND AREA OCCUPIED BY THE MAIN BUILDING OR STRUCTURE AND AUXILIARY STRUCTURES SHALL NOT EXCEED FORTY-FIVE (45%) PERCENT OF THE BUILDING SITE UPON WHICH THE STRUCTURES ARE LOCATED. IN NO CASE SHALL THE MAIN BUILDING OR STRUCTURE EXCEED THIRTY-FIVE (35%) PERCENT OF THE LOT OR LOTS COMPOSING THE BUILDING SITE. SPECIAL USE BUILDINGS OR STRUCTURES WHICH MAY BE PERMITTED BY ORDINANCE TO BE LOCATED IN THE SFR DISTRICT SUBJECT TO THE SAME MINIMUM GROUND AREA COVERAGE AS SET FORTH FOR SINGLE-FAMILY RESIDENCES IN THE SFR DISTRICT.

Each individual property will contain 17,500 s.f. The maximum lot coverage area allowed is 35% (6,125 s.f.).

The Proposed 2-story building located on lots *5 & 6* contains lot coverage area of 3,965 s.f. (23%) for the principal building and 850 s.f. (5%) for accessory structures including the proposed pool and existing "wishing well".

The proposed lot coverage for lots *7 & 8* will comply with the lot coverage limitations.

9. MAXIMUM SQUARE FOOT FLOOR AREA FOR SINGLE-FAMILY RESIDENCES.
THE MAXIMUM SQUARE FOOT FLOOR AREA PERMITTED FOR SINGLE-FAMILY RESIDENCES SHALL BE EQUAL TO FORTY-EIGHT (48%) PERCENT FOR THE FIRST FIVE-THOUSAND (5,000) SQUARE FEET OF BUILDING SITE AREA AND THIRTY-FIVE (35%) PERCENT FOR THE NEXT FIVE-THOUSAND (5,000) SQUARE FEET OF BUILDING SITE AREA AND THIRTY (30%) PERCENT FOR THE REMAINDER OF THE BUILDING SITE AREA.

Lot area = 17,500 s.f.
First 5,000 s.f. of lot area at 48% = 2,400 s.f.
Second 5,000 s.f. of lot area at 35% = 1,750 s.f.
Remaining area 7,500 s.f. at 30% = 2,250 s.f.
Maximum floor area for each individual lot = 6,400 s.f.

10. DETERMINATION OF MAXIMUM SQUARE FOOT FLOOR AREA.
THE MAXIMUM SQUARE FOOT FLOOR AREA OF A SINGLE-FAMILY RESIDENCE SHALL BE THE SUM OF THE GROSS AREAS OF ALL THE FLOORS OF THE BUILDING OR BUILDINGS, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS AND EXTERIOR FACES OF SUPPORTING COLUMNS FOR ANY FLOOR NOT ENCLOSED BY EXTERIOR WALLS. THE BOARD OF ARCHITECTS MAY REQUIRE SUCH CHANGES IN THE PLANS AND SPECIFICATIONS FOR SINGLE-FAMILY RESIDENCES AS ARE NECESSARY OR APPROPRIATE TO THE MAINTENANCE OF A HIGH STANDARD OF CONSTRUCTION, ARCHITECTURE, BEAUTY, AND HARMONY WITH THE AESTHETIC QUALITY OF THE SURROUNDING NEIGHBORHOOD IN THE CARRYING OUT OF THE PROVISIONS OF THIS SECTION OF THE "ZONING CODE."

A. IN PARTICULAR, GROSS FLOOR AREA SHALL INCLUDE THE FOLLOWING:
ALL FLOOR SPACE USED FOR DWELLING PURPOSE, SUCH AS LIVING ROOMS, BEDROOMS, KITCHENS, UTILITY ROOMS, MECHANICAL EQUIPMENT

ROOMS, AND ANY OTHER SIMILAR SPACE, NO MATTER WHERE LOCATED WITHIN A BUILDING, INCLUDING THE FOLLOWING:

I. ELEVATOR SHAFTS AND STAIRWELLS AT EACH FLOOR.

II. THE FLOOR SPACE IN PENTHOUSES, INTERIOR BALCONIES AND MEZZANINES.

III. THE FLOOR SPACE IN AUXILIARY OR ACCESSORY BUILDINGS.

IV. THE FLOOR SPACE IN SCREENED PORCHES LOCATED ON THE SECOND FLOOR. THE FLOOR SPACE IN SCREENED PORCHES LOCATED ON THE FIRST FLOOR SHALL BE COMPUTED AT ONE-HALF (1/2) OF THE SQUARE FOOT FLOOR AREA CONTAINED THEREIN; PROVIDED, A COVENANT IS SUBMITTED STATING THAT SUCH SCREEN PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.

V. THE FLOOR SPACE IN ANY GARAGE AND/OR GARAGE STORAGE AREA SHALL BE COMPUTED AT THREE-QUARTERS (3/4) OF FLOOR AREA FOR ONE (1) STORY DETACHED GARAGES LOCATED IN THE REAR YARD AREA WITH A HEIGHT THAT DOES NOT EXCEED SIXTEEN (16) FEET ABOVE ESTABLISHED GRADE AND A FLOOR AREA THAT DOES NOT EXCEED THREE-HUNDRED-AND-FIFTY (350) SQUARE FEET.

VI. IN THOSE CASES WHERE THE AVERAGE FLOOR TO THE BOTTOM OF THE STRUCTURAL MEMBER OF ROOF SUPPORT HEIGHT EXCEEDS THIRTEEN (13) FEET CLEAR, WITHOUT INTERMEDIATE STRUCTURAL FLOOR MEMBERS, THEN THAT AREA SHALL BE COUNTED TWICE IN THE MAXIMUM FLOOR AREA FACTOR COMPUTATION.

VII. THE FLOOR SPACE IN ROOFED TERRACES, BREEZEWAYS, AND PORCHES LOCATED ON THE SECOND FLOOR.

VIII. THE FLOOR SPACE IN INTERIOR COURTYARDS AND IF A PORTION OF THE INTERIOR COURT YARD IS CREATED IN WHOLE OR IN PART WITH A TWO (2) STORY PORTION OF THE RESIDENCE THEN THE INTERIOR COURT YARD SHALL COUNT TWICE.

B. THE FOLLOWING AREAS OR STRUCTURES SHALL NOT BE COMPUTED INTO THE GROSS FLOOR AREA OF THE BUILDING EXCEPT AS STATED HEREIN:

I. FLOOR SPACE IN ONE (1) STORY ROOFED TERRACES, BREEZEWAYS, AND PORCHES THAT DO NOT HAVE AN AVERAGE FLOOR TO CEILING HEIGHT THAT EXCEEDS THIRTEEN (13) FEET PROVIDED, A COVENANT IS SUBMITTED STATING THAT SUCH ROOFED TERRACE, AND BREEZEWAY OR PORCH WILL NOT BE ENCLOSED IF IT WILL CAUSE THE RESIDENCE TO EXCEED THE MAXIMUM PERMITTED FLOOR AREA.

II. FLOOR SPACE IN SCREEN ENCLOSURES.

III. *CARPORTS THAT CONSIST OF A ROOFED STRUCTURE THAT IS OPEN ON THREE (3) SIDES AND ATTACHED TO THE MAIN BUILDING FOR THE PURPOSE OF PROVIDING SHELTER FOR ONE (1) OR MORE MOTOR VEHICLES.*

The proposed expanded structure on lots *5 & 6* will have a floor area of:
Ground floor A/C area = 2,300 s.f.
Garage area = 626 s.f.
Second Floor A/C = 3,293 s.f.
Total area = 6,219 s.f.

The proposed floor area for lots *7 & 8* will comply with the floor area limitations.

11. Determination of maximum square foot floor area in flood hazard districts.

N / A

12. Garage facades.

A garage that faces upon a street shall not exceed one-third (1/3) of the width of the façade of the residence that faces upon a street and the remaining two-third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street.

For lots 5 & 6 the proposed garage will face the street for 15% of the lot width. In addition, the existing garage structure is setback from the street 135'.

Lots 7 & 8 will comply with this limitation.

13. Carport canopies are prohibited in SFR zoning districts.

Existing carport canopies in SFR zoning districts shall be considered as nonconforming and are subject to the provisions in Article 6.

N / A

The City of Coral Gables

COPY

Building and Zoning Department
ISO Class 1
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

May 12, 2011

Mr. John G. Admire
Sullivan, Admire & Sullivan, P.A.
2555 Ponce de Leon Blvd.
Suite 320
Coral Gables, Fl 33134-6082

Re: CORAL GABLES SEC. "D", LOTS 5 and 6 BLK 1
Folio: 03-4118-002-0030
CORAL GABLES SEC. "D", LOTS 7 and 8 BLK 1
Folio: 03-4118-002-0031
1248 Coral Way

Dear Mr. Admire:

Please be advised after careful research and study of our records and the information provided the Building and Zoning Department made the following determination:

Lots 5 and 6, Blk 1 Coral Gables Section "D" also known as 1248 Coral Way cannot be considered a separate building site from lots 7 and 8, Blk 1 Coral Gables Section "D" due the following reasons:

1. Several building permits were used indicating and including lots 5 thru 8 specifically building permits Nos.:
   20471 (lots 5 thru 8) addition,
   6247 (lots 5, 6, 7) Sprinkler System
2. The following improvements are reflected on the survey provided; concrete block fence walls at the rear and front of the subject property which occupy the site, lots 5 thru 8 and tie the site together.

Section 3-206 (D) of the "Zoning Code" states: "In the event that an application for a building site determination is denied by the Development Review Official or any change is proposed for the purpose of creating a new building site, the application shall submit an application for conditional use approval, together with a proposed site plan, and such application shall be reviewed in accordance with the procedures established in Article 3, Division 4 of these regulations and the applicable standards in subsection F."

Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination is made by the City Commission after the matter has first been heard at a public hearing for an establishment of a building site before the Planning and Zoning Board.

Please be advised that this determination does not constitute a development order. If you have any further questions in this matter, please do not hesitate to contact this office.

Sincerely,

Martha Salazar-Blanco
Zoning Official

Cc: Carmen Olazabal, P.E., Building & Zoning Director
Eric Riel, Planning Director
Elizabeth L. Gonzalez, Zoning Technician Lead

AFFIDAVIT OF 1248 CORAL WAY, LLC IN SUPPORT OF
APPLICATION FOR SEPARATION/ESTABLISHMENT OF BUILDING SITE

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned notary public, personally appeared Karen Coppa and Gregory E. Lopez, as Co-Managers of 1248 CORAL WAY, LLC, who were duly sworn and say that they are the agents of the Owner herein, 1248 CORAL WAY, LLC., which is the Owner of the property located at 1248 Coral Way, Coral Gables, Florida 33134, and that they hereby authorize the submission and processing of the City of Coral Gables Planning Department Application requesting Separation/Establishment of a Building Site.

Property Owner: 1248 CORAL WAY, LLC.

Karen Coppa

Karen Coppa, Co-Manager

SWORN TO AND SUBSCRIBED before me by KAREN COPPA who is personally known to me or produced _____ as identification, and who ✓ did take an oath, this 15 day of February, 2012.

Signature of Notary _____
Printed Name of Notary Cinthya Coplin

CINTHYA COPLIN
MY COMMISSION # EE114152
EXPIRES July 20, 2015
(407) 398-0153 FloridaNotaryService.com

Property Owner: 1248 CORAL WAY, LLC.

Gregory E. Lopez, Co-Manager

SWORN TO AND SUBSCRIBED before me by _____ who is personally known to me or produced Gregory E. LOPEZ as identification, and who ✓ did take an oath, this 15th day of February, 2012.

Signature of Notary _____
Printed Name of Notary Cinthya Coplin

CINTHYA COPLIN
MY COMMISSION # EE114152
EXPIRES July 20, 2015
(407) 398-0153 FloridaNotaryService.com

CFN 2012R0046048
OR Bk 27969 Pgs 4194 - 4196; (3pgs
RECORDED 01/23/2012 10:22:30
DEED DOC TAX 3,000.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Patricia E Gleason, Esq.
Patricia E. Gleason, P.A.
4121 North 31st Avenue
Hollywood, FL 33021
954-966-6544
File Number: **2011-1272**
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **20th** day of **January, 2012** between the **United States of America, acting through Grisel Alonso, Esq., Assistant United States Attorney,** whose post office address is **U.S. Department of Justice, 99 N.E. 4th Street, Suite 300, Miami, FL 33132**, grantor, and **1248 Coral Way, LLC, a Florida limited liability company** whose post office address is **5600 Riviera Drive, Coral Gables, FL 33146**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

> **Lots 5 and 6, Block 1, of CORAL GABLES SECTION D REVISED PLAT, according to the plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida**
>
> **Parcel Identification Number: 03-4118-002-0030**
>
> **Subject to: (1) taxes for 2012 and subsequent years; (2) zoning and/or restrictions and prohibitions imposed by governmental authority; (3) covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Markel Arrizabalaga

Witness Name: PATRICIA ECKER GLEASON

United States of America

By: Grisel Alonso

Grisel Alonso, Esq.
Assistant United States Attorney

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 20th day of January, 2012 by Grisel Alonso, Esq., Assistant United States Attorney, on behalf of the United States of America. She [X] is personally known or [ ] has produced a _____ as identification.

[Notary Seal]

PATRICIA ECKER GLEASON
Commission # EE 137190
Expires October 10, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: PATRICIA ECKER GLEASON

My Commission Expires: 10/10/15

DoubleTime®

U.S. Department of Justice

United States Attorney
Southern District of Florida

GA:Davidson Old Replubic National Lots 5 and 6.ltr

99 N.E. 4th Street, Suite 300
Miami, FL 33132
Tel. No. (305) 961-9310
Fax No. (305) 530-7139
E-mail: grisel.alonso@usdoj.gov

January 12, 2012

Old Republic National Title Company
400 Second Avenue South
Minneapolis, Minnesota 55401

Dear Sir/Madam:

Please be advised that Assistant United States Attorney Grisel Alonso, on behalf of the United States of America (grantor), is hereby authorized to execute the contract for the sale of the subject property and to execute the deed, settlement statement, bill of sale, closing affidavit and any other document necessary to convey title to the subject property legally described as:

Lots 5 and 6, Block 1, of CORAL GABLES SECTION D REVISED PLAT, according to the plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade, Florida

If you have any questions, please do not hesitate to call the undersigned at (305) 961-9301 or Ms. Alonso at (305) 961-9310.

Sincerely,

WIFREDO A. FERRER
UNITED STATES ATTORNEY

By: Wendy A. Jacobus
WENDY A. JACOBUS
Chief, Civil Division

LAST PAGE

CFN 2012R0046049
OR Bk 27969 Pgs 4197 - 4199; (3pgs
RECORDED 01/23/2012 10:22:30
DEED DOC TAX 4,755.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Patricia E Gleason, Esq.
Patricia E. Gleason, P.A.
4121 North 31st Avenue
Hollywood, FL 33021
954-966-6544
File Number: **2012-1278**
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

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(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

> **Lots 7 and 8, Block 1, of CORAL GABLES SECTION D REVISED PLAT, according to the plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida**
>
> **Parcel Identification Number: 03-4118-002-0031**
>
> **Subject to: (1) taxes for 2012 and subsequent years; (2) zoning and/or restrictions and prohibitions imposed by governmental authority; (3) covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Marlul Arrizabalaga

Witness Name: PATRICIA ECKER GLEASON

United States of America

By: Grisel Alonso, Esq.

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 20th day of January, 2012 by Grisel Alonso, Esq. Assistant United States Attorney, on behalf of the United States of America. She [X] is personally known or [ ] has produced a _____ as identification.

[Notary Seal]

Notary Public

Printed Name: PATRICIA ECKER GLEASON

My Commission Expires: 10/10/15

PATRICIA ECKER GLEASON
Commission # EE 137190
Expires October 10, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

DoubleTime®

U.S. Department of Justice

United States Attorney
Southern District of Florida

GA:Davidson Old Replubic National Lots 7 and 8.ltr

99 N.E. 4th Street, Suite 300
Miami, FL 33132
Tel. No. (305) 961-9310
Fax No. (305) 530-7139
E-mail: grisel.alonso@usdoj.gov

January 12, 2012

Old Republic National Title Company
400 Second Avenue South
Minneapolis, Minnesota 55401

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Please be advised that Assistant United States Attorney Grisel Alonso, on behalf of the United States of America (grantor), is hereby authorized to execute the contract for the sale of the subject property and to execute the deed, settlement statement, bill of sale, closing affidavit and any other document necessary to convey title to the subject property legally described as:

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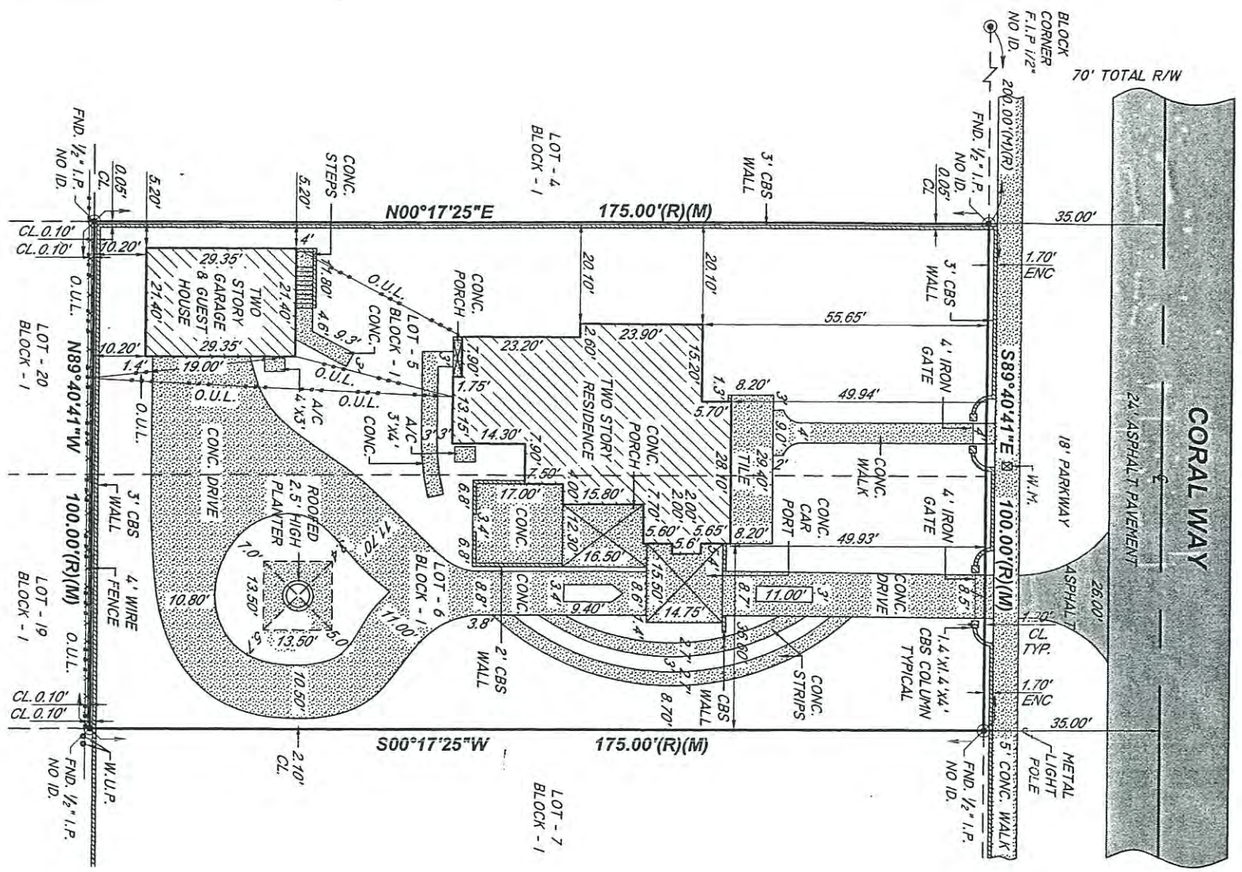
Sincerely,

WIFREDO A. FERRER
UNITED STATES ATTORNEY

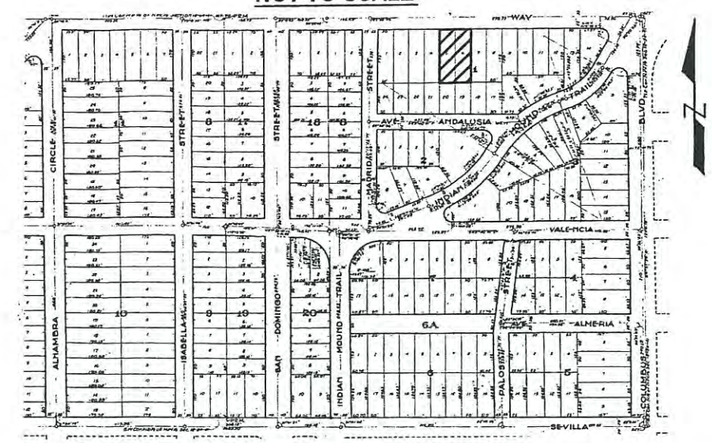
By: Wendy A. Jacobus
WENDY A. JACOBUS
Chief, Civil Division

LAST PAGE



LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 5 AND 6, BLOCK 1, "REVISED PLAT CORAL GABLES SECTION D", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: CENTERLINE OF MADRID STREET = S00°17'25"W

LEGEND

	INDICATES CONCRETE	L.M.	INDICATES LAKE MAINTENANCE
	INDICATES OVERHEAD LINES	CL.:	INDICATES CLEAR
	INDICATES WIRE FENCE	ENCR:	INDICATES ENCROACHMENT
	INDICATES WOOD FENCE	FIP:	INDICATES FOUND IRON PIPE
	INDICATES PROPERTY CORNER	FRB:	INDICATES FOUND REBAR
POB:	INDICATES POINT OF BEGINNING	SRB:	INDICATES SET 1/2" DIAMETER REBAR
POC:	INDICATES POINT OF COMMENCEMENT	TYP.:	INDICATES TYPICAL
℄	INDICATES PROPERTY LINE	R/W:	INDICATES RIGHT-OF-WAY
(R)	INDICATES RECORD MEASUREMENT	ORB:	INDICATES OFFICIAL RECORD BOOK
D.U.E.:	INDICATES DRAINAGE & UTILITY EASEMENT	±	INDICATES MORE OR LESS
U.E.:	INDICATES UTILITY EASEMENT	F.F. ELEV.:	INDICATES FINISHED FLOOR ELEVATION
PRM:	INDICATES PERMANENT REFERENCE MONUMENT	N.T.S.:	INDICATES NOT TO SCALE
PCP:	INDICATES PERMANENT CONTROL POINT	N	INDICATES NORTH
FND:	INDICATES FOUND	S	INDICATES SOUTH
CL:	INDICATES CLEAR	℄	INDICATES CENTERLINE
(C)	INDICATES MEASURED CALCULATED	(M)	INDICATES FIELD MEASUREMENTS
W.U.P.	INDICATES WOOD UTILITY POLE	CONC.:	INDICATES CONCRETE
		ON/PL:	INDICATES ON PROPERTY LINE
		O.U.L.	INDICATES OVERHEAD UTILITY LINES

CERTIFIED TO:

PATRICIA E. GLEASON, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; 1248 CORAL WAY, LLC.

UPDATE:01-12-2012

FLOOD ZONE: X
MAP & PANEL= 12086C0457
COMMUNITY No.: 120639
SUFFIX: L
DATE OF FIRM: 09-11-09
BASE ELEV.= N/A

PROPERTY OF: 1248 CORAL WAY, LLC

1248 CORAL WAY
CORAL GABLES, FLORIDA 33134

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A BOUNDARY SURVEY

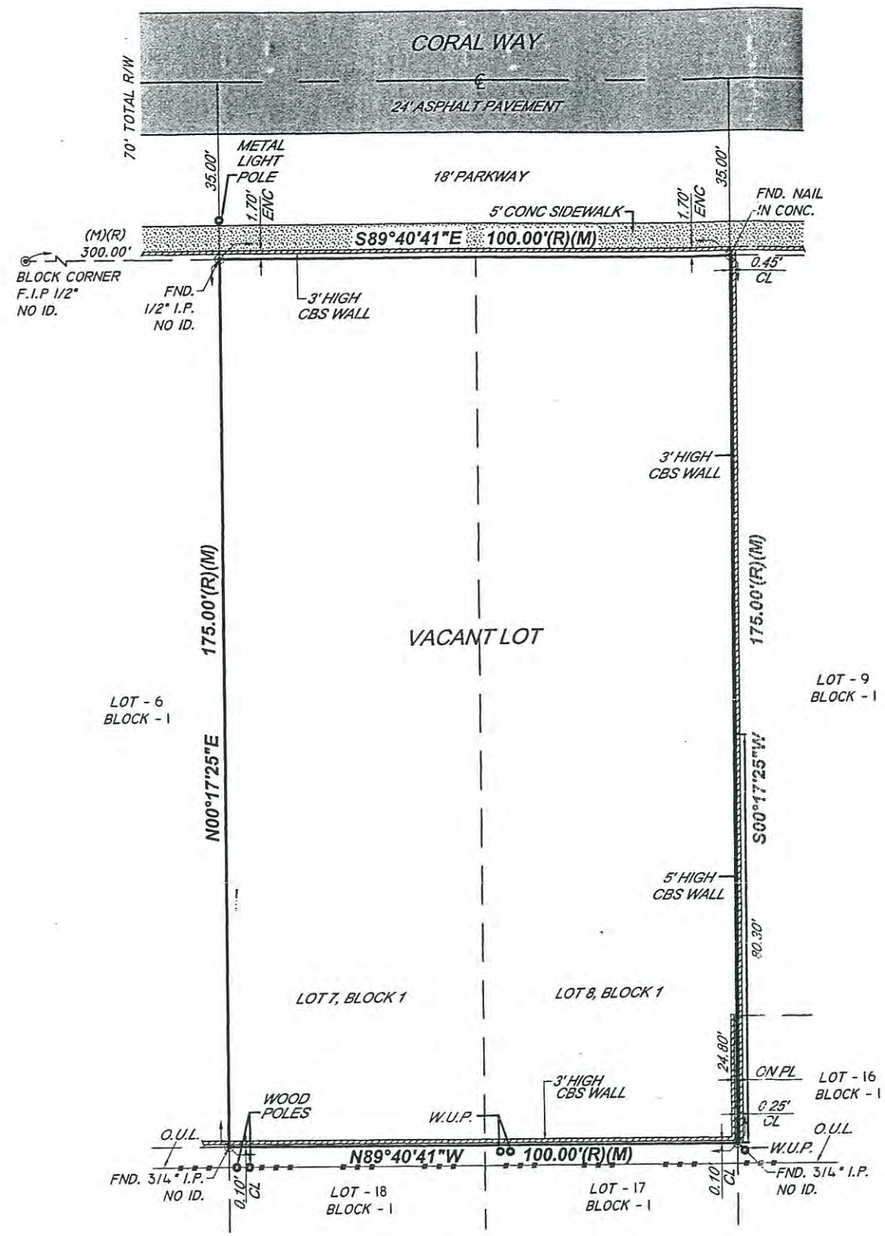
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-027, FLORIDA STATUTES, THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT, OTHER THAN AS SHOWN HERETO.

FRANCISCO F. FAJARDO #4767
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767
385 ALHAMBRA CIRCLE - SUITE C,
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002

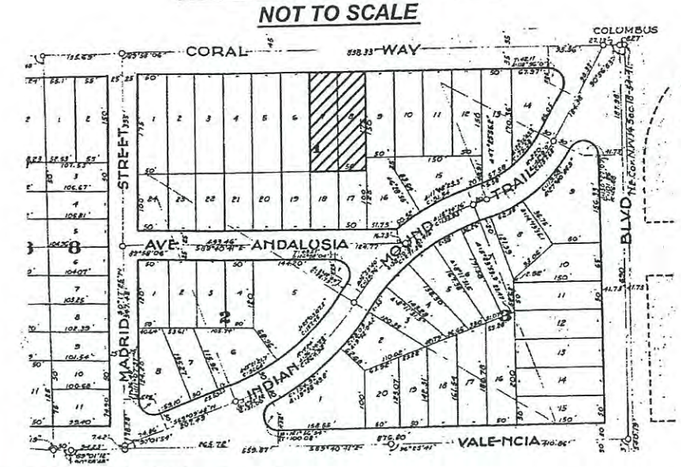
222442

FIELD DATE:02-24-2011	SCALE: 1" = 30'	DRAWN BY: A. MEREL	DWG. No.: 221350



LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

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11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: CENTERLINE OF CORAL WAY S89°40'41"E

LEGEND

	INDICATES CONCRETE
	INDICATES OVERHEAD LINES
	INDICATES WIRE FENCE
	INDICATES WOOD FENCE
	INDICATES PROPERTY CORNER
POB:	INDICATES POINT OF BEGINNING
POC:	INDICATES POINT OF COMMENCEMENT
℄	INDICATES PROPERTY LINE
(R)	INDICATES RECORD MEASUREMENT
D.U.E.:	INDICATES DRAINAGE & UTILITY EASEMENT
U.E.:	INDICATES UTILITY EASEMENT
PRM:	INDICATES PERMANENT REFERENCE MONUMENT
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(C)	INDICATES MEASURED CALCULATED
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R/W:	INDICATES RIGHT-OF-WAY
ORB:	INDICATES OFFICIAL RECORD BOOK
±	INDICATES MORE OR LESS
F.F. ELEV.:	INDICATES FINISHED FLOOR ELEVATION
N.T.S.:	INDICATES NOT TO SCALE
N	INDICATES NORTH
S	INDICATES SOUTH
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(M)	INDICATES FIELD MEASUREMENTS
CONC.:	INDICATES CONCRETE
ON/PL:	INDICATES ON PROPERTY LINE
O.U.L.	INDICATES OVERHEAD UTILITY LINES

CERTIFIED TO:

PATRICIA E. GLEASON, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; 1248 CORAL WAY, LLC.

UPDATE:01-12-2012

FLOOD ZONE: X	PROPERTY OF: 1248 CORAL WAY, LLC
MAP & PANEL= 12086C0457	
COMMUNITY No.: 120639	VACANT LOT
SUFFIX: L	CORAL GABLES, FLORIDA 33134
DATE OF FIRM: 09-11-09	
BASE ELEV.= N/A	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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FRANCISCO F. FAJARDO #4767
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REG. NO. 4767.

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767
385 ALHAMBRA CIRCLE - SUITE C,
CORAL GABLES, FLORIDA 33134
PH (305) 666-7909 FAX (305) 559-3002

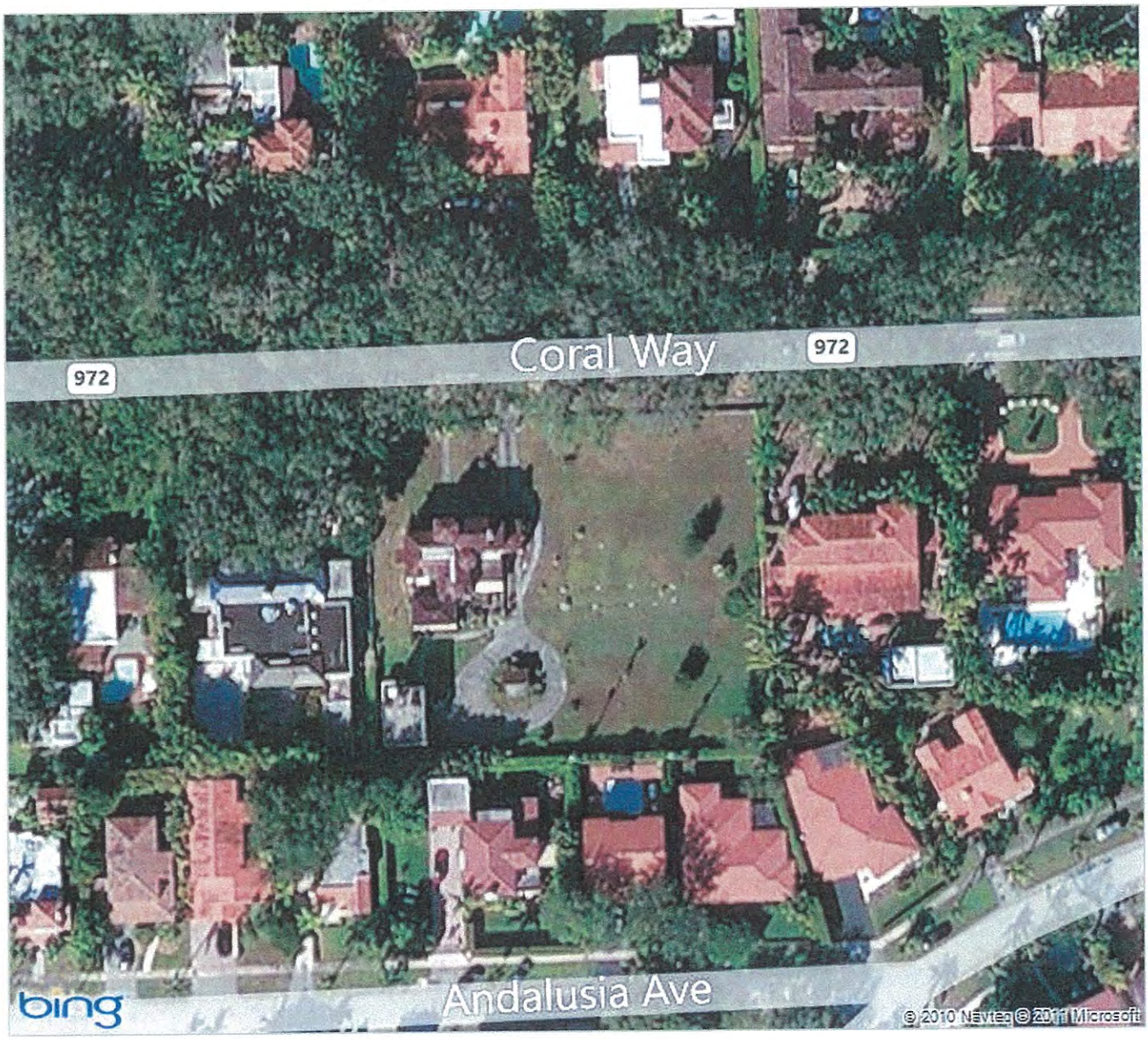
222441

FIELD DATE:02-24-2011	SCALE: 1" = 30'	DRAWN BY: A. MEREL	DWG. No.: 221351

bing Maps

My Notes

On the go? Use **m.bing.com** to find maps, directions, businesses, and more



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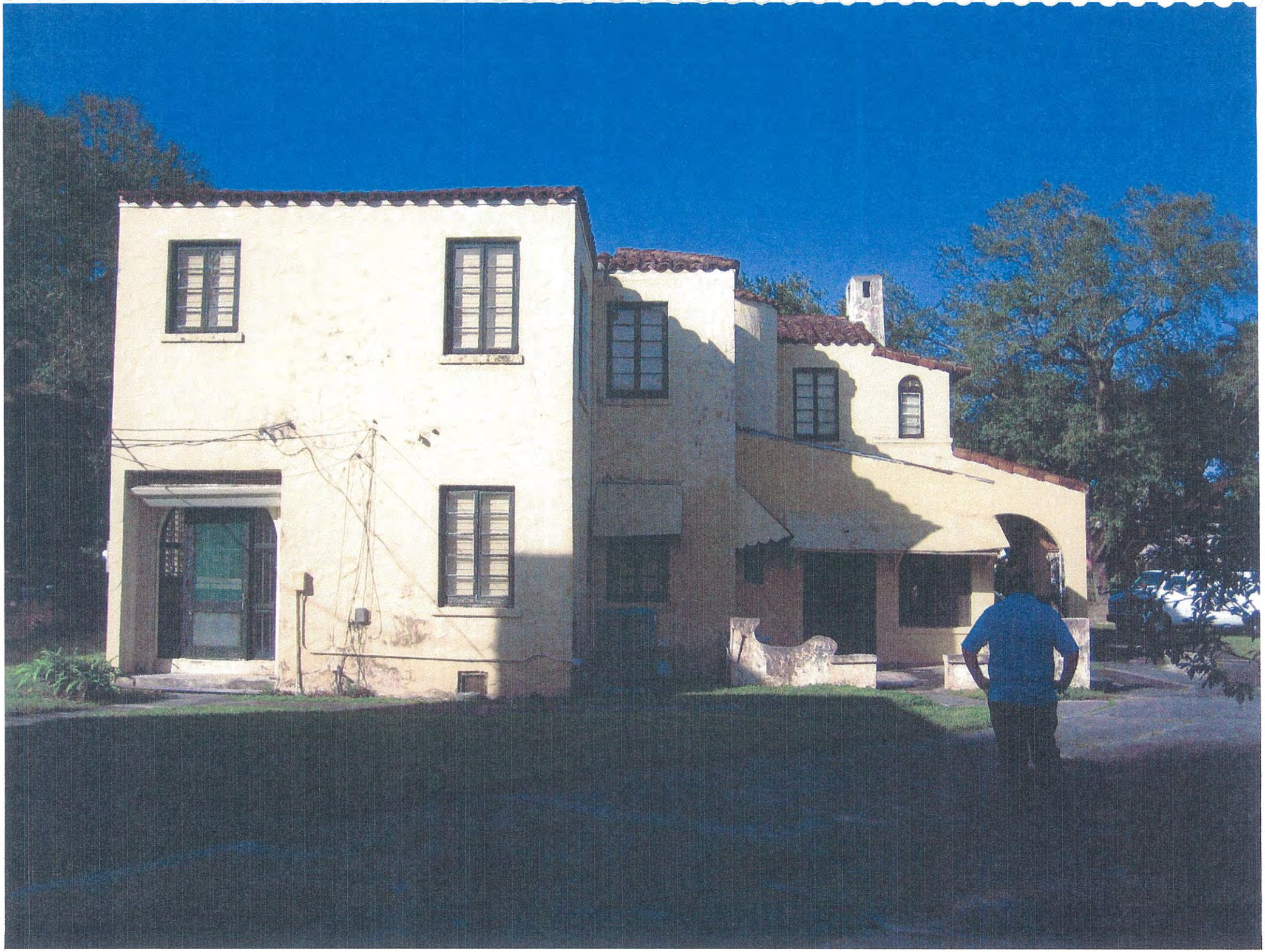
To see all the details that are visible on the screen, use the "Print" link next to the map.

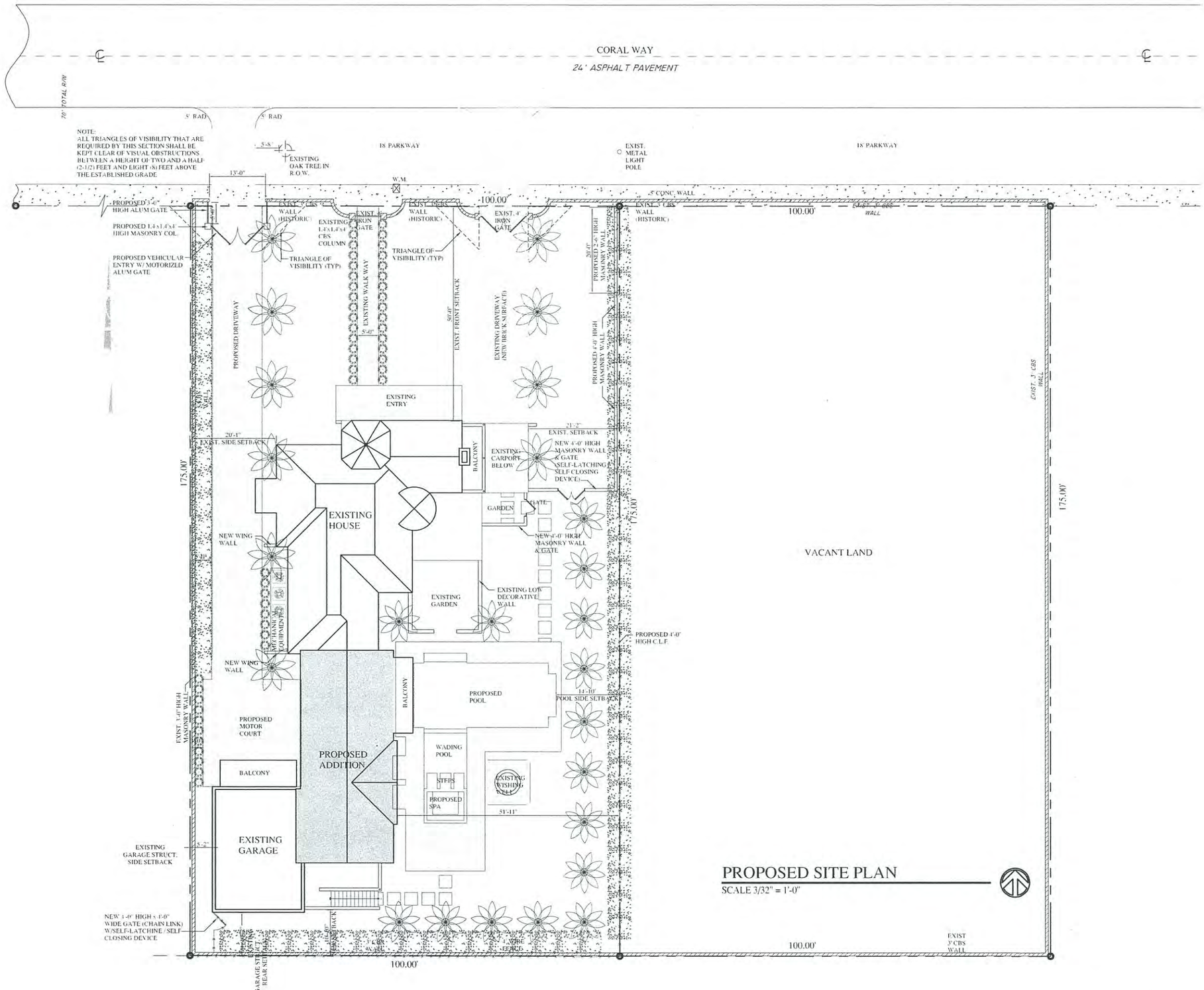
Google

REAL ESTATE
AUCTION
561-304-7004
U.S. PROPERTY
NO
TRESPASSING
1248

REAL ESTATE
AUCTION
561-384-7004
U.S. PROPERTY
NO
TRESPASSING
1248

NO
TRESPASSING





PROPOSED SITE PLAN

SCALE 3/32" = 1'-0"

These Designs And Drawings Are The Copyrighted Property Of Bravo LLC and May Not Be Reproduced Except with Specific Written Consent of The Architect.
The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architect Before Commencing work. Drawings Not To Be Scaled.

BRAVO
L L C
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 26000771
IB 26000638

250 CATALONIA AVE., SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1977
FACSIMILE: 305.567.1125

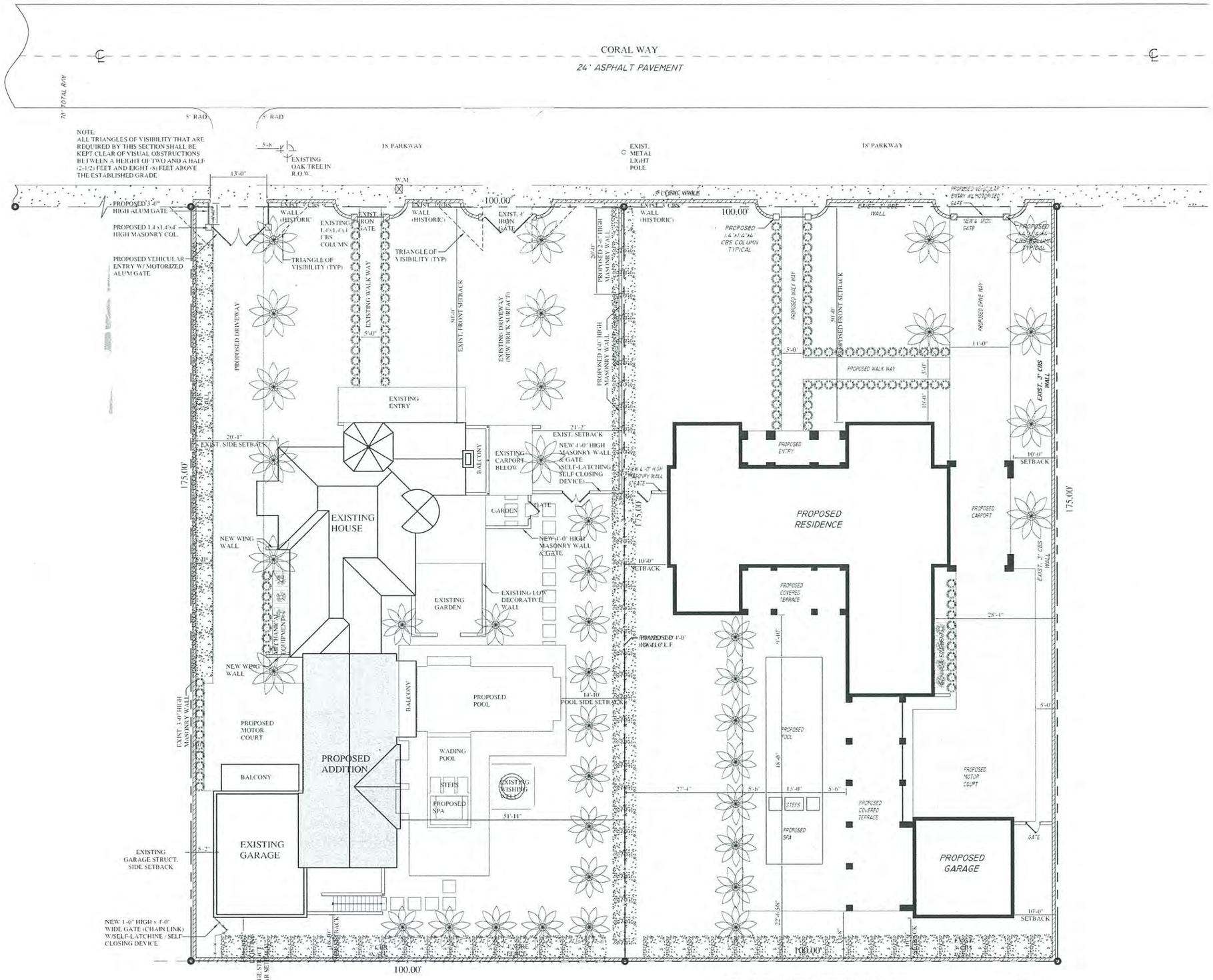
RESTORATION & EXPANSION:
1248 CORAL WAY
CORAL GABLES, FLORIDA 33134
OWNER 1248 CORAL WAY LLC.

REVISIONS:
1
2
3
4
5

SCALE:	AS NOTED
DRAWN BY:	A.P.
CHECKED BY:	P.B. / C.B.
DATE:	2-27-12
PROJECT NO.:	12-106
FILE NAME:	
SUBMITTAL:	BOA

SHEET NUMBER
A-1

PEDRO C. BRAVO, R.A.
FLA. REGISTRATION NO.: 6226



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BRAVO
L L C
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 26000771
IB 26000636

250 CATALONIA AVE., SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1977
FACSIMILE: 305.567.1125

RESTORATION & EXPANSION:

1248 CORAL WAY

CORAL GABLES, FLORIDA 33134
OWNER 1248 CORAL WAY LLC.

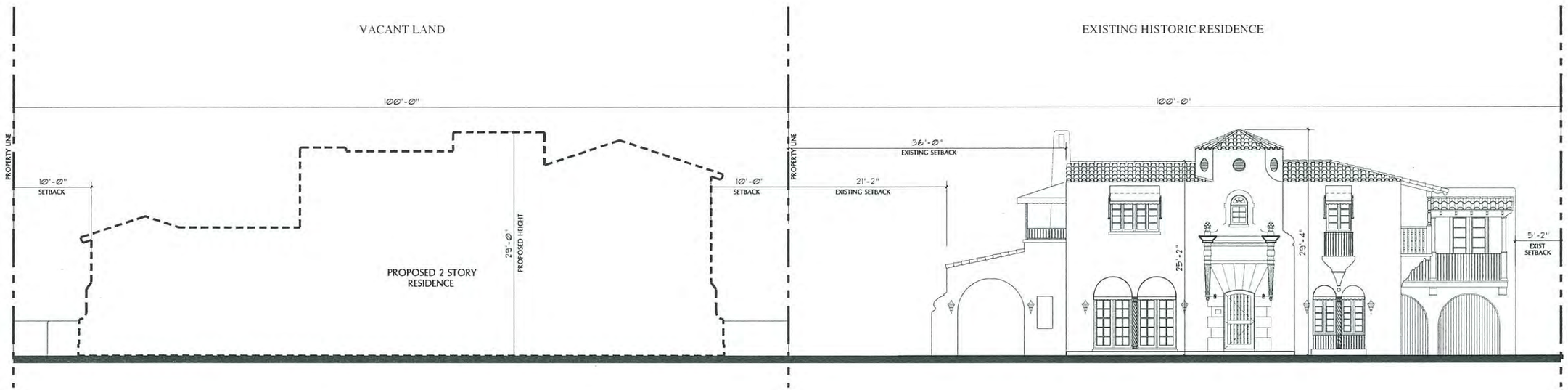
REVISIONS:
1
2
3
4
5

SCALE:	AS NOTED
DRAWN BY:	A.P.
CHECKED BY:	P.B. / C.B.
DATE:	2-27-12
PROJECT NO.:	12-106
FILE NAME:	
SUBMITTAL:	BOA

SHEET NUMBER

A-1

PEDRO C. BRAVO, R.A.
FLA. REGISTRATION NO.: 6226



CORAL WAY ELEVATION

ZONING LEGEND (LOTS 7 & 8)

ZONING DISTRICT:	SFR
NET LOT AREA:	17,500 S.F.
LOT COVERAGE ALLOWED:	6,125 S.F. (35%)
LOT COVERAGE PROPOSED :	4,900 S.F. (28%)
FLOOR AREA CALCULATIONS:	
40% 1ST 5,000 S.F. =	2,000 S.F.
35% 2ND 5,000 S.F. =	1,750 S.F.
30% REM LOT (7,500 S.F.) =	2,250 S.F.
MAX FAR =	6,000 S.F.
FAR PROVIDED =	
1ST FLOOR A/C =	3,000 S.F.
GARAGE =	600 S.F.
2ND FLOOR A/C =	2,700 S.F.
TOTAL FAR PROVIDED =	6,300 S.F.

SETBACKS:

	ALLOWED	PROVIDED
FRONT	50'-0"	50'-0"
REAR	10'-0"	10'-0"
INTERIOR SIDES	20% WIDTH - 20'-0" TOTAL	10'-0" (WEST) / 10'-0" (EAST)

BUILDING HEIGHT ALLOWED =	29'-0"
BUILDING HEIGHT PROVIDED =	29'-0"
GREEN SPACE REQUIRED =	7,000 S.F. (40%)
GREEN SPACE PROVIDED =	8,500 S.F. (48%)

NOTE: ALL AREAS ARE ESTIMATED

ZONING LEGEND (LOTS 5 & 6)

ZONING DISTRICT:	SFR
NET LOT AREA:	17,500 S.F.
LOT COVERAGE ALLOWED:	6,125 S.F. (35%)
LOT COVERAGE PROPOSED :	4,815 S.F. (28%)
FLOOR AREA CALCULATIONS:	
40% 1ST 5,000 S.F. =	2,000 S.F.
35% 2ND 5,000 S.F. =	1,750 S.F.
30% REM LOT (7,500 S.F.) =	2,250 S.F.
MAX FAR =	6,000 S.F.
FAR PROVIDED =	
1ST FLOOR A/C =	2,300 S.F.
GARAGE =	626 S.F.
2ND FLOOR A/C =	3,293 S.F.
TOTAL FAR PROVIDED =	6,219 S.F.

SETBACKS:

	ALLOWED	PROVIDED
FRONT	50'-0"	50'-0" (EXISTING)
REAR	10'-0"	10'-2" (EXISTING)
INTERIOR SIDES	20% WIDTH - 20'-0" TOTAL	5'-2" (WEST) / 21'-3" (EAST)

BUILDING HEIGHT ALLOWED =	29'-0"
BUILDING HEIGHT PROVIDED =	27'-7" (PROPOSED EXPANSION)
GREEN SPACE REQUIRED =	7,000 S.F. (40%)
GREEN SPACE PROVIDED =	8,456 S.F. (48%)

These Designs And Drawings Are The Copyrighted Property Of Bravo LLC and May Not Be Reproduced Except with Specific Written Consent of The Architect
The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same Reporting Any Discrepancies To The Architect Before Commencing work. Drawings Not To Be Scaled.

BRAVO
L L C
ARCHITECTURE
PLANNING
INTERIOR DESIGN

AA 26000771
IB 26000638

250 CATALONIA AVE. SUITE 403
CORAL GABLES, FLORIDA 33134
TELEPHONE: 305.567.1977
FACSIMILE: 305.567.1125

1248 CORAL WAY
CORAL GABLES, FLORIDA 33134
OWNER 1248 CORAL WAY LLC.

REVISIONS:
1
2
3
4
5
6
7

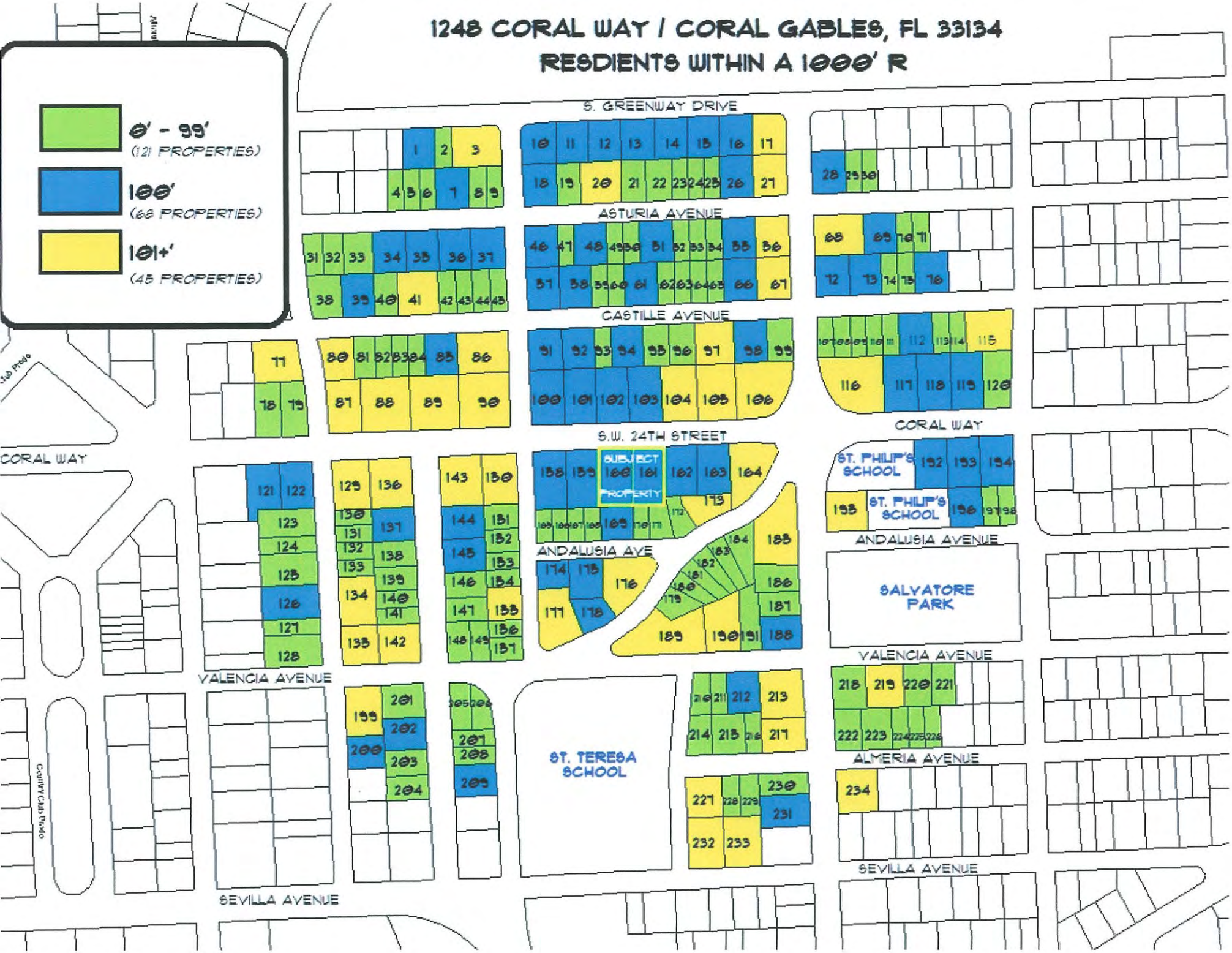
SCALE:	AS NOTED
DRAWN BY:	A.P.
CHECKED BY:	P.B. / C.B.
DATE:	2-27-12
PROJECT NO.:	12-106
FILE NAME:	
SUBMITTAL:	PLANNING

SHEET NUMBER

A-2

PEDRO C. BRAVO, R.A.
FLA. REGISTRATION NO.: 6226

1248 CORAL WAY / CORAL GABLES, FL 33134
RESDIENTS WITHIN A 1000' R



ADDRESS	LOT FRONTAGE
2301 Columbus Blvd	50
1140 Castile Ave	50
1136 Castile Ave	50
1132 Castile Ave	50
1128 Castile Ave	50
1116 Castile Ave	50
1112 Castile Ave	50
1124 Asturia Ave	50
1120 Asturia Ave	50
1125 Castile Ave	50
1129 Castile Ave	50
1215 Asturia Ave	50
1221 Asturia Ave	50
1250 Asturia Ave	50
1240 Asturia Ave	50
1224 Asturia Ave	50
1218 Asturia Ave	50
1216 Asturia Ave	50
1215 Castile Ave	50
1217 Castile Ave	50
1225 Castile Ave	50
1229 Castile Ave	50
1241 Castile Ave	50
1247 Castile Ave	50
1246 Castile Ave	50
1328 Castile Ave	50
1322 Castile Ave	50
1318 Castile Ave	50
1314 Castile Ave	50
1324 S. Greenway Dr	50
1310 S. Greenway Dr	50
1301 Asturia Ave	50
1303 Asturia Ave	50
1321 Asturia Ave	50
1323 Asturia Ave	50
1112 Valencia Ave	50
1125 Almeria Ave	50
1129 Almeria Ave	50
2450 Cordova St	50
1105 Andalusia Ave	50
1135 Asturia Ave	50
1137 Asturia Ave	50
1225 Asturia Ave	50
1236 Asturia Ave	50
1301 Castile Ave	50
1305 Castile Ave	50

1309 Castile Ave	50
1317 Asturia Ave	50
1037 Sevilla Ave	50
2430 Indian Mound Trail	50
1241 Andalusia Ave	50
1243 Andalusia Ave	50
1253 Andalusia Ave	50
1255 Andalusia Ave	50
1259 Andalusia Ave	50
1265 Andalusia Ave	50
2509 Indian Mound Trail	50
2505 Indian Mound Trail	50
2501 Indian Mound Trail	50
2425 Indian Mound Trail	50
1220 Valencia Ave	50
1215 Almeria Ave	50
2516 Madrid St	50
2503 N. Greenway Dr	50
2421 N. Greenway Dr	50
2417 N. Greenway Dr	50
2413 N. Greenway Dr	50
2416 N. Greenway Dr	50
2512 N. Greenway Dr	50
2508 San Domingo St	50
2516 San Domingo St	50
2611 San Domingo St	50
2621 San Domingo St	50
2623 San Domingo St	50
1307 Valencia Ave	54.23
1311 Castile Ave	55
1222 Almeria Ave	55
1216 Almeria Ave	55
1228 Valencia Ave	55.84
1350 Asturia Ave	59.31
1340 Asturia Ave	60
2601 San Domingo St	64.08
2700 Columbus Blvd	65
1401 Coral Way	65.16
1330 Castile Ave	68
2420 Madrid St	70
2440 Madrid St	70
2504 Madrid St	70
1225 Almeria Ave	71.92
2521 San Domingo St	74
1301 Valencia Ave	74.95
1229 Asturia Ave	75
1235 Asturia Ave	75

1120 Valencia Ave	75
1253 Asturia Ave	75
1325 Castile Ave	75
1119 Valencia Ave	75
2515 Indian Mound Trail	75
2415 Indian Mound Trail	75
2508 Columbus Blvd	75
2512 Columbus Blvd	75
1215 Valencia Ave	75
2410 Madrid St	75
2508 Madrid St	75
2500 San Domingo St	75
2507 San Domingo St	75
2511 San Domingo St	75
2618 San Domingo St	75
2622 San Domingo St	75
2420 San Domingo St	75.06
1232 Castile Ave	78
1224 Castile Ave	79.26
1200 Castile Ave	79.95
1133 Almeria Ave	80
1124 Valencia Ave	85
1223 Almeria Ave	85
2412 N. Greenway Dr	85
1101 Coral Way	87
2615 Columbus Blvd.	89.11
1405 Coral way	90
2508 Madrid St	90
2601 Columbus Blvd.	94.72
2601 Columbus Blvd.	94.72
2500 N. Greenway Dr	95
2602 San Domingo St	96.01
1343 Castile Ave	98.76
2516 N. Greenway Dr	99.17
1120 Castile Ave	100
1111 Coral Way	100
1119 Coral Way	100
1125 Coral Way	100
1132 Asturia Ave	100
1117 Castile Ave	100
2217 Columbus Blvd	100
1145 Asturia Ave	100
1260 S. Greenway Dr	100
1242 S. Greenway Dr	100
1234 S. Greenway Dr	100
1228 S. Greenway Dr	100
1220 S. Greenway Dr	100

1212 S. Greenway Dr	100
1209 Asturia Ave	100
1259 Asturia Ave	100
1258 Asturia Ave	100
1246 Asturia Ave	100
1230 Asturia Ave	100
1211 Castile Ave	100
1251 Castile Ave	100
1259 Castile Ave	100
1256 Castile Ave	100
1250 Castile Ave	100
1240 Castile Ave	100
1206 Castile Ave	100
1235 Coral Way	100
1245 Coral Way	100
1251 Coral Way	100
1261 Coral Way	100
2203 Alhambra Cir	100
1328 Asturia Ave	100
1318 Asturia Ave	100
1312 Asturia Ave	100
1302 Asturia Ave	100
1335 Castile Ave	100
1318 S. Greenway Dr	100
1300 S. Greenway Dr	100
1309 Asturia Ave	100
1331 Asturia Ave	100
1140 Coral Way	100
1110 Coral Way	100
1100 Coral Way	100
1109 Andalusia Ave	100
2530 Columbus Blvd	100
2410 San Domingo St	100
1113 Castile Ave	100
1137 Castile Ave	100
1256 S. Greenway Dr	100
1208 Asturia Ave	100
1235 Castile Ave	100
1332 Asturia Ave	100
1408 Castile Ave	100
1264 Coral Way	100
1254 Coral Way	100
1232 Coral Way	100
1222 Coral Way	100
2420 Indian Mound Trail	100
1245 Andalusia Ave	100
1262 Andalusia Ave	100

1254 Andalusia Ave	100
2522 Indian Mound Trail	100
1218 Valencia Ave	100
2710 Columbus Blvd	100
1221 Sevilla Ave	100
2617 N. Greenway Dr	100
1406 Coral Way	100
1400 Coral Way	100
2506 N. Greenway Dr	100
2415 San Domingo St	100
2421 San Domingo St	100
2612 San Domingo St	100
2711 San Domingo St.	100
1400 Coral Way	100
2301 N. Greenway Dr	102.23
1200 S. Greenway Dr	107.19
1203 Asturia Ave	107.19
1202 Asturia Ave	107.19
1205 Castile Ave	107.19
1229 Coral Way	107.26
2618 Columbus Blvd	108.33
1300 Coral Way	108.71
1227 Sevilla Ave	110
1340 Coral Way	110
1224 Almeria Ave	111
2521 N. Greenway Dr	114.24
1132 Valencia Ave	115
1201 Sevilla Ave	115.1
2520 San Domingo St	118.44
1319 Castile Ave	120
1143 Andalusia Ave	121.68
1243 Asturia Ave	125
1339 Coral Way	125
1330 Coral Way	128.24
1310 Coral Way	128.24
1100 Castile Ave	141.56
2600 Columbus Blvd	141.67
1140 Asturia Ave	150
1306 Coral Way	150
1301 Coral Way	150
1321 Coral Way	150
1300 S. Greenway Dr	150
1141 Coral Way	150
1201 Coral Way	150
1327 Coral Way	150
2514 Indian Mound Trail	150
1225 Valencia Ave	150

2515 N. Greenway Dr		150
2607 N. Greenway Dr		150
1218 Coral Way		180
2525 Indian Mound Trail		200
2416 Columbus Blvd		200
1121 Andalusia Ave		250
2534 Indian Mound Trail		250
1121 Andalusia Ave - St. Phillips Epis.	Church	
2701 Indian Mound Trail - McArthy	School	
1120 Andalusia Ave - Salvador Park	Park	
CONFIDENTIAL		

The City of Coral Gables

Historical Resources Department

November 22, 2011

Attn Grisel Alonso, Assistant US Attorney
United States of America
U.S. Attorney's Office
99 N.E. 4th Street
Suite 300
Miami, Florida 33132

Re: Local Historic Designation of **1248 Coral Way**, legally described as Lots 5 & 6 and Lots 7 & 8, Block 1, Coral Gables Section "D" Rev., PB 25-74

Dear Ms. Alonso:

This letter is to confirm the decision of the Historic Preservation Board meeting of Thursday, November 17, 2011. The Board met to review a request for Local Historic Designation of the property located at 1248 Coral Way.

The Historic Preservation Board deemed it a historic landmark, listing it on the Coral Gables Register of Historic Places. As a result, any plans for modifications to this property should first be submitted to the Historical Resources Department for review. A copy of the Board's resolution will be forwarded as soon as it is available.

We have also enclosed for your information a copy of Ordinance No. 3027, concerning Tax Exemptions for Historic Properties and information on how to order the ceramic "landmark" plaque in the event you wish to purchase one. Please note that tax exemption does not result solely from historic designation and requests for Ad Valorem Tax Relief must receive preliminary approval prior to the onset of construction.

Please also note that there is a ten day appeal period. Any aggrieved party may appeal any decision of the Historic Preservation Board to the City Commission by filing a written Notice of Appeal and the applicable appeal fee with the City Clerk within ten (10) days from the date of the decision. The notice shall concisely set forth the decision appealed and the grounds for the appeal. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, the aggrieved party will need a record of the proceedings. For such purpose the aggrieved party may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

We look forward to working with you in the future and should you have questions, feel free to contact the Historical Resources Department.

Sincerely,

Dona M. Spain
Historic Preservation Officer

cc: LHD 2011-02
cc without enclosure:
Chapman Smith & Associates, PA, 2699 Stirling Road # A201, Ft Lauderdale, FL 33312
George Richards, National Auction Company, 1325 S Congress Ave, Suite 202, Boynton Beach, FL 33426
Craig Leen, City Attorney

COPY

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR165-LHD2011-02

A RESOLUTION DESIGNATING THEREON AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 1248 CORAL WAY, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOTS 5 AND 6 AND LOTS 7 AND 8, BLOCK 1, CORAL GABLES SECTION "D" REVISED; 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 3, Section 3-1104 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, 1248 Coral Way, built circa 1929, was designed in the Mediterranean Revival style by architects Wade and Oemler; and

WHEREAS, 1248 Coral Way is an example of the Mediterranean Style Architecture which characterized Coral Gables in the 1920s; and

WHEREAS, 1248 Coral Way has undergone few substantive changes and retains its architectural integrity; and

WHEREAS, 1248 Coral Way was constructed by Ambrose F. Becker, an individual integral to construction efforts within Coral Gables during the "bust" years; and

WHEREAS, Daniel H. and Susan Redfearn were the original residents of 1248 Coral Way, which was later purchased by James H. Davidson in 1938 and remained in the Davidson family until 2011; and

WHEREAS, 1248 Coral Way was bequeathed to the United States Government by James H. Davidson, Jr. in order to help relieve the National Debt; and

WHEREAS, 1248 Coral Way satisfies the "historical, cultural significance criteria" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" because it is associated in a significant way with the life or activities of a major historic person important in the past; and

WHEREAS, 1248 Coral Way satisfies the "architectural significance criteria" as stated in Article 3, Section 3-1103 of the "Coral Gables Zoning Code" because it portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; and it embodies those distinguishing characteristics of an architectural style, or period, or method of construction; 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; 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 3, Section 3-1103 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 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: Lots 5 and 6 and Lots 7 and 8, Block 1, Coral Gables Section "D" Revised; and

WHEREAS, a Designation Report, Case File LHD 2011-02, prepared by the Historic Landmark Officer containing information on the historical, 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 Margaret Rolando and seconded by Kendell Turner and upon a poll of the members present the vote was as follows:

Board Member	Vote
Richard Heisenbottle	Aye
Dolly MacIntyre	Excused
Judy Pruitt	Aye
Margaret Rolando	Aye
Alejandro Silva	Aye
Deborah Tackett	Aye
Venny Torre	Absent from vote
Dorothy Thomson	Aye
Kendell Turner	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on November 17, 2011, has designated 1248 Coral Way, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 3, Division 11 of 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, which are incorporated herein, being true and correct, 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, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS SEVENTEENTH DAY OF NOVEMBER, A.D., 2011.

DEBORAH TACKETT
ACTING CHAIRMAN,
HISTORIC PRESERVATION BOARD

ATTEST:

DONA M. SPAIN
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN, CITY ATTORNEY

2512 Columbus Boulevard
2601 Columbus Boulevard
2618 Columbus Boulevard
2701 Columbus Boulevard
2709 Columbus Boulevard
2710 Columbus Boulevard
2802 Columbus Boulevard
2817 Columbus Boulevard
2907 Columbus Boulevard
814 Coral Way
840 Coral Way
900 Coral Way
907 Coral Way
920 Coral Way
937 Coral Way
1032 Coral Way
1044 Coral Way
1119 Coral Way
1140 Coral Way
1141 Coral Way
1217 Coral Way
1218 Coral Way
1248 Coral Way
1254 Coral Way
1400 Coral Way
1112 Cordova Street
1801 Cordova Street (Obispo HD)
1700 Cortez Street
1004 Cotorro Avenue (aka 6100-04 Cellini Street)
1010 Cotorro Avenue (NC)
1020 Cotorro Avenue (NC)
1024 Cotorro Avenue (NC)
1028 Cotorro Avenue (NC)

REPORT OF THE CITY OF CORAL GABLES

HISTORICAL RESOURCES DEPARTMENT

TO THE HISTORIC PRESERVATION BOARD

ON THE DESIGNATION OF

THE PROPERTY AT

1248 CORAL WAY

CORAL GABLES, FLORIDA

c. 1940s Photograph

The City of Coral Gables

LHD 2011-02
OCTOBER 13, 2011
NOVEMBER 17, 2011

Historical Resources Department

DESIGNATION REPORT
PROPERTY AT
1248 CORAL WAY
CORAL GABLES, FLORIDA

Folio Numbers:	03-4118-002-0030 and 03-4118-002-0031
Legal Description:	Lots 5 & 6 and Lots 7 & 8, Block 1, Coral Gables Section "D" Revised, PB 25-74
Original Permit No.:	4214
Date of Original Permit:	April 26, 1929
Original Architect:	Wade and Oemler, Architects
Original Builder:	Mr. Ambrose F. Becker
Original Owner:	Mr. Ambrose F. Becker
Present Owner:	United States Government c/o U.S. Attorney's Office
Present Use:	Residential
Building Type:	2-story Mediterranean Revival
Site Characteristics:	The property is located on four interior lots on the south side of Coral Way, between Indian Mound Trail and Madrid Street. The primary elevation faces north onto Coral Way. Dimensions of the site are 200 feet wide by 175 feet deep.

SUMMARY STATEMENT OF SIGNIFICANCE

Constructed in 1929, the residence at 1248 Coral Way is one of several homes that were designed by architects Wade and Oemler (Lee L. Wade and C. H. Oemler) and constructed by Ambrose. F. Becker. Designed in the Mediterranean Revival style, this residence is an excellent example of the type architecture that predominated Coral Gables in the 1920s.

CRITERIA FOR SIGNIFICANCE

a. *Historical, cultural significance:*
   1. *Is associated in a significant way with the life or activities of a major historic person important in the past.*

b. *Architectural significance:*
   1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style;*
   2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction;*

In 1929, permit number 4214 was issued for the construction of the two-story Mediterranean Revival style residence at 1248 Coral Way. The front (north) façade, is the most decorative and is centered on an predominant entrance tower. Cast stone and stucco mouldings surround the gently arched front door and arched casement window above. To the west of the entry on the first floor are a pair of arched casement windows flanking a cast stone decorative column with a sill (originally with a wrought iron railing) below. Above these windows, on the second floor is a single large casement window with a decorative balconette with a wrought iron railing. To the east of the entry are a pair of arched casement windows (originally French doors) flanking a cast stone decorative column. A pair of casements with a sill are above. Further to the east is a one-story open car port detailed with: arched openings, a decorative wing wall, iron grille and true barrel tile shed roof.

The remainder of the house exhibits facades that are simpler in nature and are defined by arched and rectangular casement windows with simple sills. The two exceptions to this simplicity are a wood balcony on the second floor of the west façade and a curvilinear stair hall that creates a secondary tower feature on the east façade.

In plan, the front door enters into the living room which is anchored by a large fireplace to the east. The first floor plan consists of a variety of spaces that include: a "living porch," dining room, pantry, kitchen, screened rear porch and "maid's room," two bathrooms, and a service hall that leads to a guest bedroom. Also shown on the first floor plan is a large rear patio enclosed with a decorative low wall at the southeast corner of the residence.

The second floor consists of a master bedroom with a sitting room (a later addition) to the east, two additional bedrooms, two bathrooms, closets, and an additional sitting room to the south (another later addition).

A two-story auxiliary structure is to the south of the existing residence. Simply decorated, the auxiliary structure takes its cues from the architecture of the residence and exhibits casement windows (without sills), a flat roof with a parapet and wooden garage doors. The original plans indicate that the first floor consists of a two-car garage and a laundry room. The second floor is an apartment with two bedroom that share one bathroom.

The original permit and site plan indicate that the property originally consisted only of Lots 5 and 6. Lots 7 and 8 were purchased in 1940. The original site plan shows the concrete driveway

in the same configuration as exists today with a wide loop at the rear of the property. The earliest photo of the residence shows a low perimeter wall with decorative elements at the entry points and wrought iron gates. The stuccoed concrete wall extends around the entire property. Also added, at an unknown time, was a roofed structure in the loop of the driveway behind the house. It is a simple structure with rough-hewn timber elements that support a true barrel tile roof and provides coverage for a well constructed out of coral rock (oolitic limestone).

ADDITIONS / ALTERATIONS

There have been few substantive changes to the structure at 1248 Coral Way over the years other than what would be considered routine maintenance (painting, re-roofing, roof repairs, etc.). Air-conditioning was introduced and an irrigation system was also installed on the property.

The following permits were also issued for the property:

Permit #5948 issued June 14, 1939, Architect: William H. Merriam.
Alterations to the existing one-story garage included: the addition of a first floor laundry room, new second floor two-bedroom apartment and an exterior stair.

Permit #19395B issued March 20, 1967, Architect: Wray G. Succop.
An addition and alterations to the existing structure included: the addition of a new second-floor sitting room on the east side of the house at the location of an existing balcony, the addition of wood shutters and the addition of stucco panels on the front façade to convert the first-floor French doors into windows.

Permit #20471B issued March 20, 1969, Architect: Wray G. Succop.
Proposed additions and alterations to the existing structure included the addition of a second-story sitting room over an existing one-story element at the rear (south) of house and a two-story connector between the existing house and the existing garage. The connector, called a "bridge" in the plans, consisted of an open-air arched loggia at the first floor and an enclosed, flat-roofed hallway above. The connector was omitted from the permit and not constructed. Only the sitting room was completed.

ARCHITECT

The residence was designed by the architectural firm of Wade and Oemler. The principals of the firm were Lee L. Wade and C.H. (or C.J.) Oemler. Little is known of Mr. Oemler at this time.

Lee L. Wade, architect, worked in Coral Gables from 1925 to about 1938. He became a member of the American Institute of Architects in 1926. He designed many Mediterranean Revival style residences and commercial buildings including the original Weiland Clinic (now the site of Books and Books) located at 263-265 Aragon Avenue. His architectural office was located in the Chaplin Building at 2302 Ponce de Leon Boulevard (downtown Coral Gables).

BUILDER

Constructed by Mr. Ambrose F. Becker, this house possesses strong associations with Coral Gables during the years after the Florida land boom. Ambrose Becker was born in New York City in the 1880s. His family members were some of the early settlers in New York. Starting his career as an investment banker in New York, his attention turned to real estate and in 1918, he formed the Laurelton Development Company and the Hawthorne Homes Construction Company with partner Harold G. Aron. The firm was involved with development and construction in the Greater New York City Area.

In 1924, Becker moved to Florida. During the Boom years he was very active in real estate and formed a number of different companies with associates that included: The Miami Realty and Trust Company, The Delbeck Realty Company, The Meyerbeck Company and the Ambeck Company. After the "bust" in 1926, Becker's interest in Florida, particularly Coral Gables, never waned. He began a campaign to revive interest in Coral Gables and started an aggressive building campaign in the late 1920s and early 1930s. Through his individual efforts Becker was able to convince many prominent families to relocate to Coral Gables. Listed individually in the History of Dade County, Florida written by Tracy Hollingsworth in 1949, Ambrose Becker is described as follows:

> *The late George Merrick publicly stated that if he (Merrick) were responsible for the foundation of "Coral Gables," Ambrose Becker deserved equal praise in its rebirth. For he (Becker) poured his energy, time and money into the Gables at the time when everyone else was willing to believe it dead and let it so remain. It took courage and faith in the future during those days. But he was well endowed.*

The property at 1248 Coral Way is one of five properties permitted in succession by Ambrose Becker with Wade and Oemler listed as the architect of four of those properties.

OWNERSHIP HISTORY

Ambrose F. Becker
Daniel H. Redfearn and wife Susan (1930 – The 1930 Telephone Directory has no listing for 1248 Coral Way. Daniel Redfearn is listed as residing at 3920 Durango Street, but a handwritten note in the Directory indicates that he moved to 1248 Coral Way.)
Carl A. Preim and wife Millicent (1933)
Daniel H. Redfearn and wife Susan (1935)
James F. White (1936)
[The property is listed as Vacant in the 1937 and 1938 Telephone Directories.]
J. H. Davidson and wife Frances (purchased in 1938)
Mary Davidson Meyer and James H. Davidson, Jr. as Executors of the estate of S. Frances Davidson
James H. Davidson, Jr. (1964)
U.S. Government (2011)

Daniel Huntley Redfearn (1884-1963) and his wife Susan were the first residents of the property at 1248 Coral Way. Daniel H. Redfearn was born May 4, 1884 in Thomas County, Georgia. He attended the University of Georgia where he was awarded a literary degree in 1909 and a law degree in 1910. According to University of Georgia legend, when Redfearn arrived on campus in the early 1900s, he vowed that he would not walk under the University's wrought iron "Arch" (a University landmark and part of the University's official logo) until he had a diploma in hand. Redfearn kept his vow. When University professor learned of his promise and announced it to his classes, a tradition began at the University of Georgia among the freshman classes that still holds to this day. Redfearn even stipulated in his will that $1,000 be allocated toward the maintenance of "The Arch."

Redfearn went on to do post-graduate work at Columbia University and the University of Michigan and practiced law in Albany, Georgia from 1910 to 1925. On November 20, 1913, he married Susan Ellis Fort. In 1925, he moved his practice to Miami, Florida. Redfearn is the author of a number of law books on wills and estates that are still being published today. He was also President of the Dade County Bar Association and the President of the Florida State Bar Association. Additionally Redfearn was an amateur astronomer and the compiler of Redfearn genealogy, publishing History of the Redfearn Family in 1942. He and Susan had one son, Robert Huntley Redfearn, born on September 11, 1926. Daniel Huntley Redfearn died in 1963.

STAFF RECOMMENDATION

Constructed in 1928, the property at 1248 Coral Way (legally described as Lots 5 & 6 and Lots 7 & 8, Block 1, Coral Gables Section "D") is significant to the City of Coral Gables' history based on the following criteria found in the Coral Gables Zoning Code, Article 3, Section 3-1103:

a. Historical, cultural significance:
   1. Is associated in a significant way with the life or activities of a major historic person important in the past.

b. Architectural significance:
   1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles;
   2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

Staff finds the following:
The property located at 1248 Coral Way (legally described as Lots 5 & 6 and Lots 7 & 8, Block 1, Coral Gables Section "D" Revised) and constructed in 1929 is significant to the City of Coral Gables history based on:

HISTORICAL, CULTURAL AND ARCHITECTURAL SIGNIFICANCE

The Historical Resources Department staff finds the property at 1248 Coral Way is eligible for listing in the Coral Gables Register of Historic Places based on its architectural significance and on its associations with both Ambrose F. Becker, a person who significantly influenced the

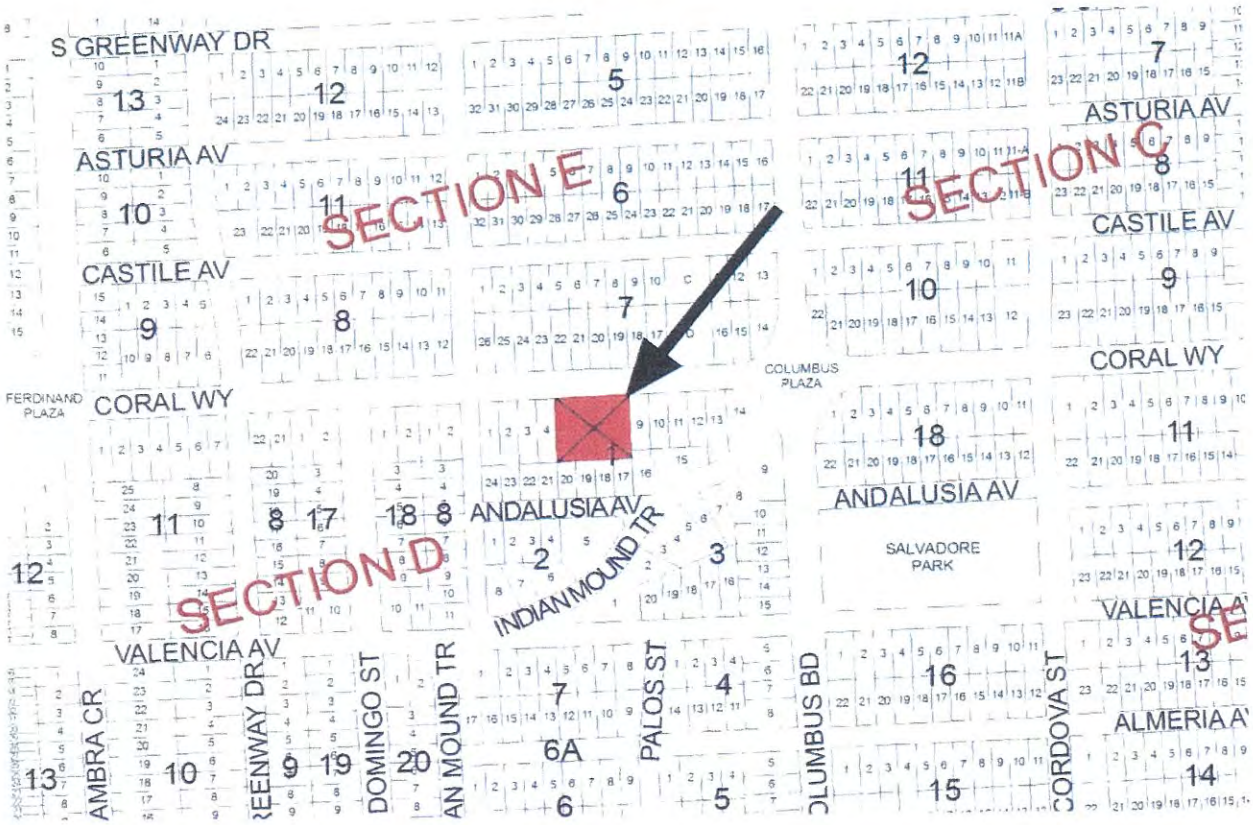
development of Coral Gables at a economic low point in the City's history, and Daniel H. Redfearn, a prominent attorney. Therefore, staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at 1248 Coral Way (legally described as Lots 5 & 6 and Lots 7 & 8, Block 1, Coral Gables Section "D" Revised) based on its historical, cultural and architectural significance.

Respectfully submitted,

Dona M. Spain
Historic Preservation Officer

Location Map



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https://www.familysearch.org/

REVIEW GUIDE

Definition: The Review Guide lists some of the more prominent features, which contribute to the overall character of a structure and/or district. It is not intended to be all-inclusive, as photographic documentation fully illustrates the present physical character of the property.

Use: The Review Guide may be used to address the impact of new construction, additions/modifications/alterations and/or renovations which may become the subject of some future Certificate of Appropriateness consideration....and

The Review Guide by describing EXISTING physical characteristics may be used to determine whether or not elements which create the character of the structure and/or district is present and/or whether or not later additions or alterations have so changed that character so as to cause the property (ies) to become ineligible for listing.

Property Address: 1248 Coral Way

Date of Construction: 1928

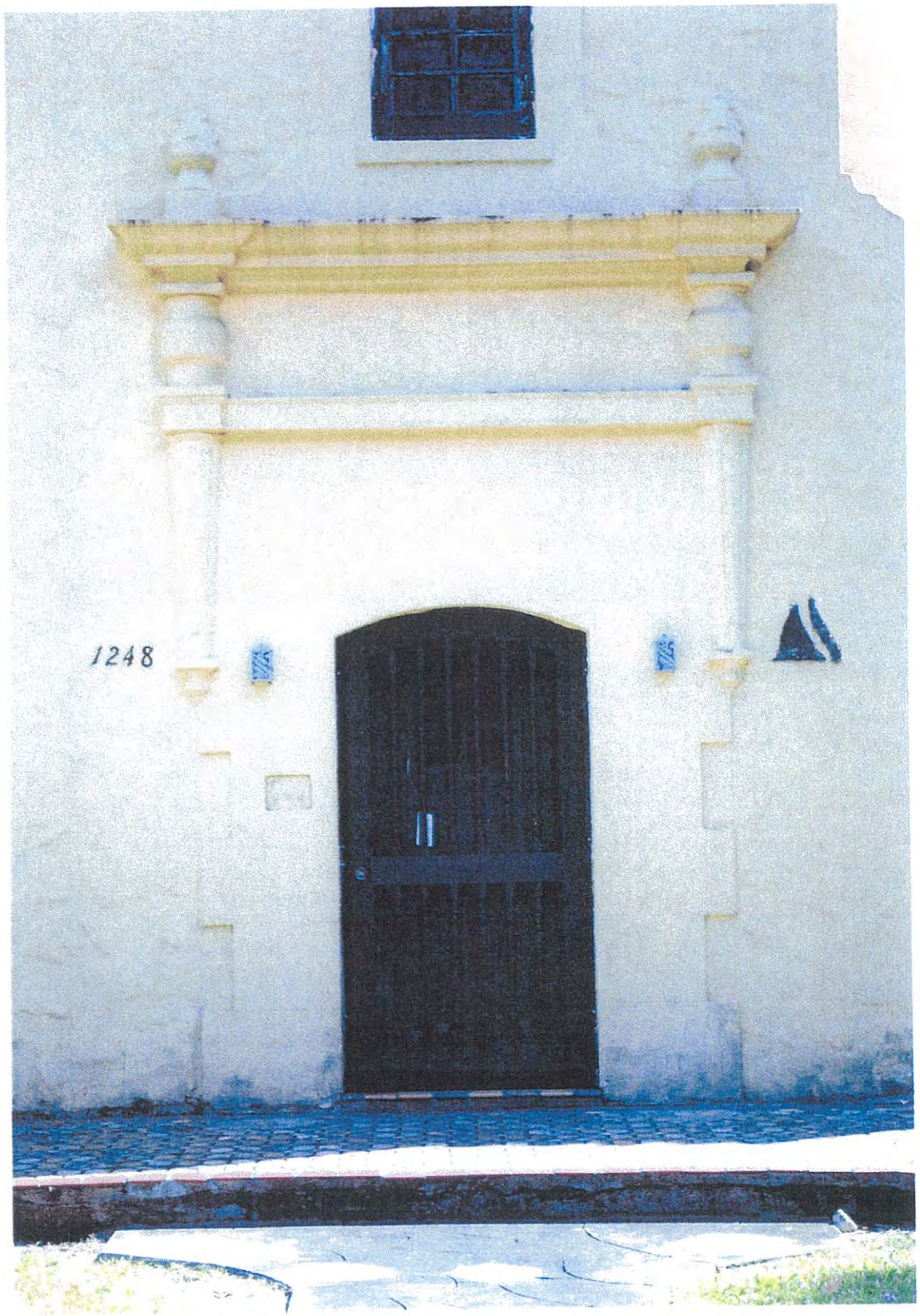
Construction Material: concrete block covered with stucco, and barrel roof tile

Photograph Year 2011

1248
NO
TRESPASSING

U.S. PROPERTY
NO
TRESPASSING

1248
U.S. PROPERTY
NO
TRESPASSING


1248

The City of Coral Gables

Historical Resources Department
May 18, 2012

1248 Coral Way, LLC
c/o Karen Coppa, Co-Manager
5600 Riviera Drive
Coral Gables, FL 33146

Re: Certificate of Appropriateness

Dear Ms. Coppa:

On May 17, 2012, the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 1248 Coral Way, a local historic landmark. We are pleased to inform you that the Board approved the application for the construction of an addition and alterations to the property.

The Historic Preservation Board found that overall the proposed work does not destroy or detract from the integrity of the historic building, and is minimal in impact, which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation. A Special Certificate of Appropriateness is hereby issued. Please be advised that any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness.

Article 3, Sections 3-118 through 3-1124 of the Coral Gables Zoning Code describe the method created for the City Commission to allow tax exemptions for the restoration, renovation or rehabilitation of historic properties. Requests for Ad Valorem Tax Relief must be submitted prior to the onset of construction. Please note that not all projects qualify to apply for the tax relief and an inquiry should be made to the Historical Resources Department to verify eligibility.

Should you have any questions please do not hesitate to contact the office.

Sincerely,

Dona M. Spain

Dona M. Spain
Historic Preservation Officer

Enclosure

cc: File COA (SP) 2012-002
Pedro Bravo, Bravo Architecture, 250 Catalonia Avenue, Suite 403, Coral Gables, FL 33134

P.O. Box 141549 Coral Gables, Florida 33114-1549 Phone (305) 460-5093 Fax (305) 460-5097

CITY OF CORAL GABLES
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS

SITE ADDRESS/LOCATION: 1248 Coral Way

LEGAL DESCRIPTION: Lots 5 and 6, Block 1, Coral Gables Section "D", PB 25-74

CASE FILE NUMBER: COA (SP) 2012-02

CERTIFICATE TYPE: _____ STANDARD X SPECIAL

DECISION BY: _____ STAFF

X HISTORIC PRESERVATION BOARD

ACTION DATE: May 17, 2012

ACTION: X APPROVE _____ DENY

_____ APPROVE W/CONDITIONS

Conditions: _____

EXPIRATION DATE: May 17, 2014

Dona M. Spain — PRINT NAME

Historic Preservation Officer — TITLE

Dona M. Spain — SIGNATURE

May 18, 2012 — DATE