



City of Coral Gables
CITY COMMISSION MEETING
March 11, 2014

ITEM TITLE:

Historic Preservation Board meeting of January 16, 2014.

SUMMARY OF MEETING:

TRANSFER OF DEVELOPMENT RIGHTS (TDR) (SENDING SITES):

CASE FILE TDR 2014-001: Consideration of the Transfer of Development Rights for the property at 280 Alhambra Circle, legally described as Lots 1 to 4 inclusive, Block 28 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat book 8, Page 33 of the Public Records of Miami-Dade County, Florida. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

A motion was made and seconded to approve issuance of a Certificate of Transfer for 25,804.5 square feet from 280 Alhambra Circle, and to approve the maintenance plan and authorization for the transfer of unused development rights, subject to all conditions, recommendations and repairs noted in the staff report and the recordation of restrictive covenants, including these conditions. (*Ayes: 7, Nays: 0*)

CASE FILE TDR 2014-002: Consideration of the Transfer of Development Rights for the property at 300 Alhambra Circle, legally described as Lots 23 and 24, Block 27 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

A motion was made and seconded to approve issuance of a Certificate of Transfer for 10,757.0 square feet from 300 Alhambra Circle, and to approve the maintenance plan and authorization for the transfer of unused development rights, subject to all conditions, recommendations and repairs noted in the staff report, and the recordation of restrictive covenants, including these conditions. (*Ayes: 7, Nays: 0*)

CASE FILE TDR 2014-003: Consideration of the Transfer of Development Rights for the property at 320 Miracle Mile, legally described as Lots 15 and 16, Block 1 of Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

A motion was made and seconded to approve issuance of a Certificate of Transfer for 10,708 square feet from 320 Miracle Mile, and to approve the maintenance plan and authorization for the transfer of unused development rights, subject to all conditions, recommendations and repairs noted in the staff report, repair of minor damage on the pilaster column capital and the recordation of restrictive covenants, including these conditions. (*Ayes: 7, Nays: 0*)

CASE FILE TDR 2014-004: Consideration of the Transfer of Development Rights for the property at 2312 Ponce de Leon Boulevard, legally described as the North 25 feet of Lots 25, 26, 27, and 28, Block 34, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

A motion was made and seconded to approve issuance of a Certificate of Transfer for 1,529.0 square feet from 2312 Ponce de Leon Boulevard, and to approve the maintenance plan and authorization for the transfer of unused development rights, subject to all conditions, recommendations and repairs noted in the staff report, plus the patch/repair of the exterior wall at the top right corner of the west façade, annual inspections of conditions of the columns and decorative inserts on the corner and the recordation of restrictive covenants, including these conditions. (*Ayes: 7, Nays: 0*)

CASE FILE TDR 2014-005: Consideration of the Transfer of Development Rights for the property at 2320 Ponce de Leon Boulevard, legally described as the North 25 feet of the South 75 feet of Lots 25 to 28 inclusive, Block 34 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

A motion was made and seconded to approve issuance of a Certificate of Transfer for 4,558.0 square feet from 2320 Ponce de Leon Boulevard, and to approve the maintenance plan and authorization for the transfer of unused development rights, subject to all conditions, recommendations and repairs noted in the staff report, including the requirement for minor repainting on the exterior wood doors and the recordation of restrictive covenants, including these conditions. (*Ayes: 7, Nays: 0*)

TRANSFER OF DEVELOPMENT RIGHTS (RECEIVING SITE):

The proposed development (receiving site) is located at 2020 Salzedo Street, legally described as Lots 13 through 37 inclusive, Block 18 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County. 2120 Salzedo Street, a Local Historic Landmark, legally described as Lots 25 to 30 inclusive, Block 19 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Record of Miami-Dade County, Florida, is within five hundred (500) feet of the proposed development located at 2020 Salzedo Street. Therefore, per Section 3-1006 of the Coral Gables Zoning Code, the Historic Preservation Board's review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property.

A motion was made and seconded stating that the Historical Preservation Board finds that receipt of the transferred development rights by the receiving site for the proposed development does not adversely affect the historic, architectural or aesthetic character of the historic property located at 2120 Salzedo Street.
(*Ayes: 7, Nays: 0*)

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATES:

During discussion of the restoration of City monuments and fountains, Mr. Torre inquired about the funding source for the projects and about provisions for historic project funding sourced from Art in Public Places funds. The current Historic Trust Fund balance will be reported at the February meeting. Mr. Torre asked if the Board could petition that monies from the Historic Trust Fund be used for restoration of City Hall's historic windows. Ms. Spain will research the ordinance.

Ms. Spain reported that Ms. MacIntyre and Ms. Pruitt were re-nominated to the Historic Preservation Board.

The City Commission approved ad valorem tax relief for 1125 North Greenway Drive.

DISCUSSION ITEMS:

Ms. Spain reported that the Cotorro Street French Village property was vacant and in disrepair, adding that properties such as this one were discussed by the City Commission. Ms. Thornton reported action being taken regarding this property by the City Attorney's office.

Mr. Torre requested a list of endangered properties within the City for the purpose of proactively protecting them. Staff will furnish the list at the February meeting.

NEW BUSINESS:

Ms. MacIntyre announced that the National Trust was seeking nominations for preservation awards, suggesting examination of the categories to determine if Coral Gables would qualify.

The Coral Way Historic District will likely be included in the February meeting agenda.

ATTACHMENT(S): Minutes of Historic Preservation Board meeting of January 16, 2014