

The City of Coral Gables

Historical Resources Department

May 20, 2014

Anthony Di Donato
997 North Greenway Drive
Coral Gables, FL 33134

Re: Certificate of Appropriateness Application for the Country Club of Coral Gables located at 997 North Greenway Drive, legally described as Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables, Section B PB 5-111

Dear Mr. Di Donato:

On Thursday, May 8, 2014, the Historic Preservation Board met to review an application for the issuance of a Special Certificate of Appropriateness for the Country Club of Coral Gables, located at 997 North Greenway Drive, a contributing structure within the "Country Club of Coral Gables Historic District," legally described as Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables Section "B," as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The application requested design approval for the installation of pavers and an exterior stair. Variances were also requested from the Coral Gables "Zoning Code".

The Historic Preservation Board passed the following motions:

A **motion to deny** the issuance of a Certificate of Appropriateness for the stairway entrance to the pool deck

A **motion to grant a variance** to allow the proposed keystone pavers (approximately 348 square feet) to have a setback facing upon North Greenway Drive of approximately thirteen feet eight inches vs. a minimum setback of thirty-five feet facing upon North Greenway Drive or South Greenway Drive as required by Appendix Z – Site Specific Zoning Regulations, Section A-7 – Section B-C(1) of the Coral Gables Zoning code.

A **motion to grant a variance** to allow the proposed keystone pavers to have a setback facing upon Granada Boulevard of approximately forty-six feet nine inches vs. a minimum setback of fifty feet facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(4) of the "Coral Gables Zoning Code."

A **motion to grant a variance** to allow the property to provide approximately nineteen point four percent landscaped open space vs. property shall provide landscaped open space of not less than thirty-five percent of the area of the building site as required by Section 4-204 (D) (3) of the "Coral Gables Zoning Code."

A motion to approve the issuance of a Special Certificate of Appropriateness for the keystone pavers as depicted on the plans.

The Board found the installation of the pavers will not destroy or detract from the integrity of the historic district, and is minimal in impact, which is entirely consistent with the Secretary of the Interior's Standards for Rehabilitation. The Board also granted the requested variances associated with this Certificate of Appropriateness application. Therefore, a Special Certificate of Appropriateness for the installation of the pavers is issued. Please note that the proposed outside dining will need to be reviewed by the Planning and Zoning Board and the City Commission.

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

Sincerely,



Dona M. Spain
Historic Preservation Officer

Attachment: Certificate of Appropriateness

cc: File COA (SP) 2014-002
Manuel Anthony Vega, Architect, 15144 NW 20th St., Miami, Florida 33178
Carmen Olazabal, Interim City Manager
Cynthia Birdsill, Interim Assistant City Manager
Jane Tompkins, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning and Zoning Director
Ernesto Pino, Acting Public Works Director

**CITY OF CORAL GABLES
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

SITE ADDRESS/LOCATION: 997 North Greenway Drive

LEGAL DESCRIPTION: Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables Section "B"

CASE FILE NUMBER: COA (SP) 2014-002

CERTIFICATE TYPE: STANDARD SPECIAL

DECISION BY: STAFF
 HISTORIC PRESERVATION BOARD


ACTION DATE: May 8, 2014

ACTION: APPROVE DENY
 APPROVE W/CONDITIONS

Conditions: _____

EXPIRATION DATE: May 8, 2016

Dona M. Spain Historic Preservation Officer
PRINT NAME TITLE

 May 20, 2014
SIGNATURE DATE