



City of Coral Gables
CITY COMMISSION MEETING
June 13, 2023

ITEM TITLE:

Case File COA (SP) 2022-038

Consideration of an application for the issuance of a Special Certificate of Appropriateness for the property at Balboa Plaza, a Local Historic Landmark, located at the intersections of Coral Way (a Local and State Designated Highway and a contributing resource within the “Coral Way Historic District”), De Soto Boulevard, South Greenway Drive, and Anderson Road. The application requests design approval for the alteration of the historic street grid and the introduction of a vehicular roundabout.

BACKGROUND:

In 2006, the City received complaints from residents concerned about the frequency of crashes occurring at the intersection of Coral Way and Anderson Road. Miami-Dade County Traffic Engineering Division recommended and approved the installation of a roundabout as a safety countermeasure, and the project was included in the MDC Transportation Improvement Program (TIP).

In 2014, City staff conducted a safety analysis at the intersection of Coral Way and Anderson Road and recommended the installation of a roundabout as a safety countermeasure to reduce the number of crashes. The City’s Historic Preservation Officer stated that a roundabout would not be appropriate because the intersection is a local historic landmark.

In February 2018, a service request was generated by Miami-Dade County to assess whether the previous recommendation from 2006 was still valid. As a result of the operational analysis performed, the Miami-Dade County Traffic Engineering Division confirmed that the previous recommendation would mitigate the angle crashes occurring at the intersection, provide a notable improvement to the current intersection delays, and provide pedestrian crossings.

In March 2020, Miami-Dade County Department of Transportation and Public Works removed the project from the MDC Transportation Improvement Program (TIP). On July 21, 2021, Miami-Dade County requested that the City advise whether or not it would agree with the recommendation from the Miami-Dade County Traffic Engineering Division so that the intersection improvement may be included in the MDC Transportation Improvement Program (TIP). On August 23, 2021, the City requested information regarding the process for design and construction of the roundabout. On March 16, 2022, Miami-Dade County confirmed that the project had been added to the 2023 MDC Transportation Improvement Program (TIP).

The Historical Resources & Cultural Arts Department received a complete Certificate of Appropriateness application from Miami-Dade County requesting approval for the alteration of the historic street grid and the introduction of a vehicular roundabout at the property located at Balboa Plaza, located at the intersections of Coral Way (a local and state designated highway and a contributing resource within the “Coral Way Historic District”), De Soto Boulevard, South Greenway Drive, and Anderson Road.

On February 15, 2023, the Historical Preservation Board approved a motion to defer the application for the alteration of the historic street grid and the introduction of a vehicular roundabout at Balboa Plaza until the next meeting. The motion passed 7-0.

On March 15, 2023, the Historical Preservation Board recommended denial of the issuance of the application for the alteration of the historic street grid and the introduction of a vehicular roundabout at Balboa Plaza. The motion passed 7-1. This item is to be considered in accordance with Section 8-104(D) of the City's Zoning Code which provides that the Historic Preservation Board should consider such applications under a balancing of interests weighing the following factors: historic integrity, development, and public purpose.