

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Agenda

Wednesday, October 19, 2022

4:00 PM

<https://us06web.zoom.us/j/88413827534>

City Hall, Commission Chambers

Historic Preservation Board

Chairperson Albert Menendez
Vice-Chairperson Cesar Garcia-Pons
Board Member Alicia Bache-Wiig
Board Member Xavier F. Durana
Board Member Bruce Ehrenhaft
Board Member John P. Fullerton
Board Member Michael J. Maxwell
Board Member Margaret "Peggy" Rolando
Board Member Dona Spain

The Historic Preservation Board will be holding its Regular Meeting on October 19, 2022 commencing at 4:00 pm EST.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings.

Accordingly, any individual wishing to provide sworn testimony shall be present physically in the Commission Chambers. However, the Historic Preservation Board has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually.

Accordingly, only individuals who wish to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at <https://us06web.zoom.us/j/88413827534>.

In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88413827534>

Meeting ID: 884 1382 7534

One tap mobile

+17866351003,,88413827534# US (Miami)

+16465189805,,88413827534# US (New York)

Dial by your location

+1 786 635 1003 US (Miami)

+1 646 518 9805 US (New York)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 470 381 2552 US (Atlanta)

Meeting ID: 884 1382 7534

Find your local number: <https://us06web.zoom.us/u/kbrgrILN6G>

305-461-6769 (Coral Gables local number)

To speak to the Historic Preservation Board on an Agenda Item, please “Raise your Hand” or send a message to one of the meeting hosts using the Zoom Platform.

If you joined the meeting via telephone, you can “Raise your hand” by pressing *9.

- I. CALL TO ORDER
- II. CHAIRPERSON'S OPENING ADDRESS
- III. APPROVAL OF THE MINUTES
- IV. ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM
- V. PUBLIC HEARING

SWEARING IN OF INTERESTED PARTIES

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- Identification of item by Chairperson
- Disclosure statement by Board members
- Presentation by Staff
- Applicant or Agent presentation
- Public comment-support/opposition
- Public comment closes - Board discussion
- Motion, discussion and second of motion
- Board's final comments
- Vote

VI. LOCAL HISTORIC DESIGNATION:

1. [22-4867](#) CASE FILE LHD 2022-008: Consideration of the local historic designation of the property at 117 Aledo Avenue, legally described as Lots 27, 28, 29 and 30, Block 14, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida.

Attachments: [1 LHDreport -- 117 Aledo Ave](#)

VII. **SPECIAL CERTIFICATES OF APPROPRIATENESS:**

1. [22-4868](#) CASE FILE COA (SP) 2022-025: An application for the issuance of a Special Certificate of Appropriateness for the property at 817 Obispo Avenue, a Contributing Resource within the "Obispo Avenue Historic District," legally described as the Lot 15, Block 28, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for an addition and alterations to the residence. A variance has also been requested from Article 2, Section 2-101 D (4) b.i of the Coral Gables Zoning Code for the minimum side setback.

Attachments: [817 obispo-ADDITION-BOA-v-2-signed-2](#)
[COA Report - SP2022-025](#)
[Historic Board Letter of Intent - 817 Obispo](#)
[pictures of home for historic board](#)

2. [22-4869](#) CASE FILE COA (SP) 2022-026: An application for the issuance of a Special Certificate of Appropriateness for the property at 2003 Alhambra Circle, a Contributing Resource within the "Alhambra Circle Historic District," legally described as the Lots 6 and 7, Block 14, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for additions and alterations to the residence and sitework.

Attachments: [COA Report - SP2022-026 2003 Alhambra Circle](#)
[2136-A0.0 Cover-A-00](#)
[2136-A0.1 Contextual Study-Layout](#)
[2136-A0.2 Existing Pictures-Layout](#)
[2136-A0.3 Area Calculations-A-1.1](#)
[2136-A1.0 EXISTING-DEMOLITION Site Plan-A-2](#)
[2136-A1.1 Site Plan-A-1.0](#)
[2136-A2.0 EXISTING - DEMO 1ST Floor Plan-A-2](#)
[2136-A2.1 First Floor Plan-A-02](#)
[2136-A2.2 EXISTING - DEMO 2ND Floor Plan-A-2](#)
[2136-A2.3 Second Floor Plan-A-2.1](#)
[2136-A2.4 Roof Plan-A-2.2](#)
[2136-A3.0 Elevations-A-3.0](#)
[2136-A3.1 Elevations-A-3.1](#)
[2136-A3.2 Elevations-A-3.2](#)
[2136-A3.3 Elevations-A-3.3](#)
[2136-A4.0 Renderings-Layout](#)
[2136-A4.1 Street View-Layout](#)
[2136-A5.0 Material Samples-A-5.0](#)
[2136-A6.0 Neighbors Photos-A-6.0](#)
[2136-A7.0 Microfilms-A-7.0](#)

3. [22-4870](#) CASE FILE COA (SP) 2022-028: An application for the issuance of a Special Certificate of Appropriateness for the property at 410 Alcazar Avenue, a Contributing Resource within the "Alcazar Avenue Historic District," legally described as Lot 10, Block 5, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the enclosure of the open front porch with impact-resistant windows and doors.

Attachments: [COA Report - SP 2022-028](#)
[17x11_410Alcazar_WindowDoor-Elevations_11x17in2-01](#)
[17x11_410Alcazar_WindowDoor-Elevations_11x17in2-02](#)
[410AlcazarAve_Letter-of-Intent-01](#)
[410AlcazarAve_Letter-of-Intent-02](#)
[410AlcazarAve_Letter-of-Intent-03](#)
[DoorWindowBrochure-01](#)
[DoorWindowBrochure-02](#)
[DoorWindowBrochure-03](#)
[DoorWindowBrochure-04](#)
[DoorWindowBrochure-05](#)
[DoorWindowBrochure-06](#)
[LocatorPlan-Pictures-01](#)
[LocatorPlan-Pictures-02](#)
[LocatorPlan-Pictures-03](#)
[LocatorPlan-Pictures-04](#)
[LocatorPlan-Pictures-05](#)
[LocatorPlan-Pictures-06](#)

VIII. TRANSFER OF DEVELOPMENT RIGHTS (SENDING SITES):

1. [22-4871](#) CASE FILE TDR 2022-005: Consideration of the Transfer of Development Rights for the property at 280 Miracle Mile, the Miracle Theater, a Local Historic Landmark. A lengthy legal description is on file with the Historical Resources Department. The application requests approval of the maintenance/preservation plan, pursuant to Section 14-204.4 of the Coral Gables Zoning Code.
Attachments: [280 Miracle Mile - Maintenance Preservation Plan - FINAL REVISED](#)
[Report TDR 2022-005 280 Miracle Mile - Miracle Theater SENDING SITE REVI](#)

2. [22-4872](#) CASE FILE TDR 2022-006: Consideration of the Transfer of Development Rights for the property at 286 Miracle Mile, a Local Historic Landmark, legally described as the North 70 Feet of Lots 1 and 2 and the West 10 Feet of the North 70 Feet of Lot 3, Block 2, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida. The application requests approval of the maintenance/preservation plan, pursuant to Section 14-204.4 of the Coral Gables Zoning Code.
Attachments: [286 Miracle Mile - Maintenance and Preservation Plan - FINAL REVISED](#)
[Report TDR 2022-006 286 Miracle Mile SENDING SITE REVISED](#)

3. [22-4873](#) CASE FILE TDR 2022-008: Consideration of the Transfer of Development Rights for the property at 2506 Ponce de Leon Boulevard, a Local Historic Landmark, legally described as Lots 22 & 23, Block 7, Coral Gables Crafts Section, as recorded in Plat Book 10, at Page 40 of the Public Records of Miami-Dade County, Florida. The application requests approval of the maintenance/preservation plan, pursuant to Section 14-204.4 of the Coral Gables Zoning Code.

Attachments: [Report TDR 2022-008 2506 Ponce de Leon Blvd - Fink Studio SENDING SITE](#)
[2506 Ponce de Leon Blvd - Maintenance & Preservation Plan-FINAL](#)

4. [22-4874](#) CASE FILE TDR 2022-009: Consideration of the Transfer of Development Rights for the property at 36 Phoenetia Avenue, a Local Historic Landmark, legally described as Lot 4 & the West 23 Feet of Lot 5, Block 22, Coral Gables Douglas Section, as recorded in Plat Book 25, at Page 69 of the Public Records of Miami-Dade County, Florida. The application requests approval of the maintenance/preservation plan, pursuant to Section 14-204.4 of the Coral Gables Zoning Code.

Attachments: [36 PHOENETIA AVENUE -Survey](#)
[1505 Ponce 36 Phoenetia Certificate of Transfer TDR Applications](#)
[Report TDR 2022-009 36 Phoenetia Ave SENDING SITE](#)

IX. TRANSFER OF DEVELOPMENT RIGHTS (RECEIVING SITE):

1. [22-4875](#) CASE FILE TDR 2022-007: The proposed development (receiving site) is located at 1505 Ponce de Leon Boulevard, legally described as Lots 1 through 5 and Lots 17 through 22, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat book 25, Page 69 of the Public Records of Miami-Dade County, Florida. The following historically designated properties are within five hundred (500) feet of the proposed development located at 1505 Ponce de Leon Boulevard:

- 1721 Ponce de Leon Boulevard, legally described as Lot 4 and the North 5 Feet of Lot 5, Block 3, Coral Gables Section "L," according to the Plat thereof, as recorded in Plat Book 8, Page 85 of the Public Record of Miami-Dade County, Florida.
- 131 Zamora Avenue, legally described as Lot 19, Block 39, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.
- 102 Menores Avenue, legally described as Lot 11, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.
- 114 Menores Avenue, legally described as Lot 8 & the West ½ Lot 9, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.
- 118 Menores Avenue, legally described as Lot 7, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.
- 122 Menores Avenue, legally described as Lot 6, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.
- 111 Salamanca Avenue, legally described as Lots 10 and 11, and the East 30 feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.

Therefore, per Section 14-204.6 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.

Attachments: [1505 Ponce 36 Phoenetia Certificate of Transfer TDR Applications Report TDR 2022-007 1505 Ponce de Leon Blvd \(Receiving Site\)](#)
[Signed Ordinance 2022-36 \(1\)](#)

- X. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE
- XI. ITEMS FROM THE SECRETARY
- XII. DISCUSSION ITEM
- XIII. OLD BUSINESS
- XIV. NEW BUSINESS
- XV. ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.