

CITY OF CORAL GABLES
HISTORIC PRESERVATION BOARD MEETING

Thursday, July 19, 2018, 4:09 p.m.

285 Aragon Avenue

Coral Gables, Florida

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PARTICIPANTS

- VENNY TORRE, Chairman
- ALEJANDRO SILVA, Board Member
- JOHN FULLERTON, Board Member
- BRUCE EHRENHAFT, Board Member
- RAUL RODRIGUEZ, Board Member
- ROBERT PARSLEY, Board Member
- ALBERT MENENDEZ, Board Member
- JANICE E. THOMSON, Board Member
- DONA M. SPAIN, Historical Resources and Cultural Director
- GUSTAVO CEBALLOS, Assistant City Attorney
- YESENIA DIAZ, Administrative Assistant

1 (Thereupon, the following proceedings were
2 held:)

3 MR. SILVA: Good afternoon and welcome to
4 the regularly scheduled meeting for the City of
5 Coral Gables Historic Preservation Board for the
6 residents of Coral Gables and are charged with the
7 preservation and protection of historic or
8 architecturally worthy buildings, structures,
9 sites, neighborhoods and artifacts which require
10 the distinct historical heritage to city.

11 The board is comprised of nine members,
12 seven of whom are appointed by the commission, one
13 by the city manager, and the ninth is selected by
14 the board and confirmed by the commission.

15 Five members of the board constitute a
16 quorum and five affirmative votes are necessary for
17 the adoption of a pending motion.

18 Any person who acts as a lobbyist pursuant
19 to the City of Coral Gables ordinance number
20 2006-11 must register with the city clerk prior to
21 engaging in lobbying activities for presentations
22 before the city staff, boards, committees, and/or
23 the city commission. A copy of the ordinance is
24 available in the office of the city clerk. Failure
25 to register and provide proof of registration shall

1 prohibit your ability to present to the historic
2 preservation board on applications under
3 consideration this afternoon.

4 Lobbyist is defined as an individual,
5 corporation, partnership, or other legal entity
6 employed or retained, whether paid or not, by a
7 principal who seeks to encourage the approval,
8 disapproval, adoption, repeal, passage, defeat or
9 modifications of any ordinance, resolution, action
10 or decision of any city commissioner, any action,
11 decision, recommendation of the city manager, any
12 city board or committee, including but not limited
13 to quasi-judicial advisory board, trust, authority
14 or counsel or any action, decision or
15 recommendation of city personnel during the time
16 period of the entire decision making process on the
17 action, decision or recommendation for which city
18 approval will be heard or reviewed by the city
19 commission, including but not limited to
20 quasi-judicial advisory board, trust, authority or
21 counsel.

22 Presentations to this board are subject to
23 the city's false claims ordinance, Chapter 39 of
24 the City of Coral Gables City Code.

25 I now officially call the City of Coral

1 Gables Historic Preservation Board Meeting of July
2 19, 2018, to order. The time is four o'clock --

3 MS. SPAIN: 4:11.

4 MR. SILVA: 4:11 p.m. Present today are
5 John Fullerton, Raul Rodriguez, Janice Thomson,
6 Bruce Ehrenhaft, Robert Parsley, Albert Menendez
7 and Venny Torre.

8 Take it away, Mr. Chairman.

9 CHAIRMAN TORRE: All right. So the next
10 item is the approval of the minutes.

11 Can I have a vote for the approval of the
12 minutes from the June 21st meeting?

13 MR. PARSLEY: Motion to approve.

14 MR. EHRENHAFT: Second it.

15 CHAIRMAN TORRE: All those in favor please
16 say aye.

17 THE BOARD: Aye.

18 CHAIRMAN TORRE: All those against. Thank
19 you.

20 All right. Please be advised that this
21 board is a quasi-judicial board and the items on
22 the agenda are quasi-judicial in nature which
23 requires board members to disclose all ex-parte
24 communications. An ex-parte communications is
25 defined as contact, communication by conversation,

1 correspondence, memorandum, or other written or
2 verbal communication that takes place outside a
3 public hearing between a member of the public and a
4 member of a quasi-judicial board regarding matters
5 to be heard by the quasi-judicial board. If anyone
6 who has made any contact with a board member when
7 the issue comes before the board, the member must
8 state on the record the existence of the ex-parte
9 communication, the party who originated the
10 communication, and whether the communication would
11 affect the board member's ability to impartially
12 consider the evidence to be presented regarding the
13 matter.

14 Does anyone on the board have such a
15 communication to disclose at this time?

16 No.

17 Okay. So, Ms. Spain, is there any
18 deferrals today?

19 MS. SPAIN: No. There's only one item.
20 If it was deferred, we wouldn't be here.

21 CHAIRMAN TORRE: That's right. Well, I
22 have to ask.

23 Anyone who will be speaking today please
24 rise to be sworn in.

25 (Thereupon, all participants were sworn

1 in.)

2 CHAIRMAN TORRE: The first and the only
3 item today -- first of all, we're going to get a
4 presentation today.

5 MR. MENENDEZ: Alicia is not here, so
6 we're going to have to --

7 CHAIRMAN TORRE: Ask for her for
8 forgiveness?

9 MR. MENENDEZ: Correct. Yes. You have an
10 e-mail right next to you.

11 CHAIRMAN TORRE: Got it. Okay. So let's
12 excuse Alicia Bach-Wiig. Alicia is not in today.
13 She has asked for an excused absence. All those in
14 favor -- actually, is there a motion for that?

15 MR. SILVA: Second.

16 CHAIRMAN TORRE: Is there a second?

17 THE BOARD: Second.

18 CHAIRMAN TORRE: All those in favor please
19 say aye.

20 THE BOARD: Aye.

21 CHAIRMAN TORRE: All those against. Thank
22 you.

23 Okay. There is a presentation, is that
24 correct?

25 MR. TRIAS: Yes, there is.

1 This is awkward.

2 MS. SPAIN: It is awkward. He doesn't
3 have a presentation, right? You don't have a --

4 MR. TRIAS: No, I'm just going to chat
5 with --

6 MS. SPAIN: You need to use the microphone
7 so can we get it on the tape.

8 MR. TRIAS: Of course. Well, thank you,
9 Mr. Chairman. My name is Ramon Trias. I run the
10 planning and zoning activities of the city. And I
11 was asked to come here because some of you may have
12 some questions about recent changes to the zoning
13 code to deal with single families. So I have the
14 text of the ordinance that was recently passed here
15 with me. And it is the strike through and
16 underlined version, the one that shows you very
17 clearly what the -- what the ideas and the old ones
18 that we are removing. And this went to the
19 commission a few months ago.

20 Did everybody get one? Okay.

21 Okay. So, basically, zoning is, as you
22 know, very boring and very technical, but it does
23 have some consequences. So I think probably the
24 best way to do this presentation would be to ask if
25 you have any questions that you already know about.

1 And if you do, that probably will guide me in the
2 discussion. Otherwise, we can just start.

3 CHAIRMAN TORRE: Yes. I know I read it
4 and I know there is one main area, that is the FAR.
5 I guess it is the LAR. Is there anything else that
6 affects historical, Mr. Trias?

7 MR. TRIAS: Well, I think that, yes, in
8 some ways in the small -- in the small changes that
9 we made. One of them -- and I think if you look at
10 page two, it says that the board of architects may
11 recommend approval of variances to the board of
12 adjustment and the historic preservation board.
13 That language is there specifically because we have
14 so many times an issue of an existing house that
15 somehow is non-conforming because the set back is
16 two feet too small, something relatively minor like
17 that. So we thought that it would be better to
18 have the process that is starting earlier through
19 the historic preservation board and through the
20 board of architects. For example, that's one
21 thing. Another thing that I think is important and
22 you may know -- imagine that it is important
23 immediately, but when we change the dimensions of
24 parking for parking garages, they were smaller,
25 that was to encourage the preservation of existing

1 garages, an issue that we have all the time.

2 MR. PARSLEY: We used to have an ordinance
3 that allowed smaller compact spaces.

4 MR. TRIAS: No.

5 MR. PARSLEY: Thirty years ago.

6 MR. TRIAS: Yeah. That was 30 years ago,
7 yeah.

8 MR. PARSLEY: But they took that away.
9 Are we going back to something like that?

10 MR. TRIAS: Yeah. We changed the
11 dimensions. I'm looking for the page.

12 MR. PARSLEY: That was a nightmare.

13 MR. TRIAS: It was because, for example,
14 if you have an existing -- yeah, look at page 11.
15 There is a little table there. And we had 12 feet
16 as a minimum width for a one car garage. Well,
17 many of them are 10 feet, the old ones. So, you
18 know, you have a problem right there. So we
19 changed that with that in mind.

20 MR. PARSLEY: And there are no carports?

21 MR. TRIAS: The carports count for FAR.
22 Before they didn't. The reason was that there was
23 some concern about the bulk of the houses when the
24 carports did not count. So that was one change
25 that I think makes a difference.

1 MR. FULLERTON: Counts for a full space,
2 half?

3 MR. TRIAS: Yes. Now, the good news was
4 that we now have the FAR from the inside of the
5 wall. And that also has some significance to the
6 historic preservation because that encourages
7 thickness. As this building, for example, there is
8 a big difference if you count from the outside, if
9 you measure from the outside versus the inside,
10 so -- so I think that was pretty helpful.

11 MR. FULLERTON: Yeah. That was a big
12 change.

13 MR. TRIAS: I had a meeting with Nelson
14 DeLeon yesterday. And he designed a house based on
15 the new regulation. And it was a historic site.
16 It is now coming before you. And he was very
17 happy. I mean, he thought that it really allowed
18 him to do many things better than before. So, you
19 know, we're testing it.

20 MR. EHRENHAFT: Mr. Trias, can I ask a
21 question, please?

22 MR. TRIAS: Yes.

23 MR. EHRENHAFT: So you're saying now the
24 carports count fully for FAR.

25 MR. TRIAS: Yes.

1 MR. EHRENHAFT: But the last time that I
2 thought about it or knew about it with respect to a
3 house that we had, garages were half.

4 MR. TRIAS: Yes.

5 MR. EHRENHAFT: Is that correct? Sometime
6 in the past or --

7 MR. TRIAS: Garages.

8 MR. EHRENHAFT: Yeah.

9 MR. TRIAS: Yeah. What happens is that
10 the carports did not count. So it was -- if it was
11 open on three sides, you could do it without --
12 without counting towards the square footage.

13 MR. FULLERTON: How about courtyards?
14 They are open.

15 MR. TRIAS: Yeah. We changed -- we
16 changed that because as you know before, you had to
17 count the courtyard, and now we actually don't, so
18 you allow -- you encourage courtyards.

19 MS. SPAIN: This board has granted
20 variances for courtyards.

21 MR. TRIAS: Yeah.

22 MS. SPAIN: Only because, you know, not to
23 do a courtyard really doesn't make a whole lot of
24 sense because it is discouraging and penalizing
25 them, so that is -- that is a good change.

1 MR. FULLERTON: How about stairways in
2 buildings?

3 MR. TRIAS: We only deal with houses.

4 MR. PARSLEY: Exterior stairways.

5 MR. FULLERTON: That is a mass. Sometimes
6 I thought they were going to count as a full one
7 floor because that is all you can actually stand
8 on.

9 MS. SPAIN: You need to speak up.

10 MR. TRIAS: Yeah, in the commercial
11 buildings it is a slightly different issue and
12 that's the case, but here it's only single family
13 houses, so --

14 MR. FULLERTON: So it is kind of on two
15 floors.

16 MR. TRIAS: Yes. There is no change in
17 that.

18 MR. FULLERTON: Yeah.

19 MR. TRIAS: Let's see what else. On page
20 3, for example, the height of the house is measured
21 as 25 feet from the finished floor to the tie beam.
22 You know, before we had a maximum height. That
23 maximum height discouraged roofs, you know, nicer
24 roofs and so on. Having 25 feet allows you to
25 focus on the actual building area. And then it

1 gives flexibility at the ground level according to
2 FEMA which is new -- some new language that we
3 didn't have before, up to three feet. And then, of
4 course, you can design a roof depending on the --
5 whether the board variance approves it or not in a
6 slightly taller, you know, final -- final roof
7 line.

8 So I think that that helps.

9 MR. FULLERTON: It says to the tie beam.

10 MR. TRIAS: Yes.

11 MR. FULLERTON: Top of tie beam, bottom of
12 the tie beam?

13 MR. TRIAS: The top. The top of the tie
14 beam. Maybe we should add the word top.

15 MR. FULLERTON: Maybe so.

16 MR. TRIAS: So it is two stories and 25
17 feet. So I think that is pretty clear in terms of
18 regulating the size of the house.

19 Yes, sir.

20 MR. PARSLEY: So if you have a mansard
21 roof on top of the tie beam --

22 MR. TRIAS: Yes.

23 MR. PARSLEY: -- and a crawl base above
24 that. That is --

25 MR. TRIAS: That is allowed in some

1 historical districts and in the French village, for
2 example, there is a recent house you probably --
3 you probably saw that. That was -- actually,
4 Rafael had some issues with that some time ago,
5 so that -- that is the issue and that is usually
6 recommended through site specifics and through
7 historic review. Okay. But because clearly once
8 you let the top go, people would just -- it is
9 another story.

10 MR. PORTUONDO: And you can do -- you can
11 do -- you can do other styles.

12 MR. TRIAS: Yeah.

13 MR. PORTUONDO: -- that allow
14 characteristic-wise higher roof pitches that you
15 couldn't do for the longest time.

16 MR. TRIAS: Before -- yeah, exactly. If
17 you wanted to do a French Renaissance, whatever, it
18 just would just look funny. It wouldn't have the
19 right proportions. So I think that helps. I think
20 that helps.

21 Let's see what else. The sidestreet --
22 you may recall that the sidestreet setback is 15
23 feet, but there was this additional regulation that
24 it could be more if somehow it just had a bigger
25 set back, so we changed that to 15 feet. I don't

1 think there was any real urban design benefit from
2 that, so that allows corner development --
3 development of corner lots in a much more logical
4 way. Some of the -- some of the older houses tend
5 to be very thin because of the fact that they had
6 that extra set back. So that was changed.

7 MR. FULLERTON: Sorry.

8 MR. TRIAS: Yeah, go ahead.

9 MR. FULLERTON: The term established grid
10 has always been a question when we try to figure
11 out how high we can go and so forth. And you've
12 taken established away, and I was wondering what is
13 greater, is it standard before you start
14 construction or is it as you finish construction --

15 THE COURT REPORTER: Can you speak up,
16 please? I'm having trouble hearing.

17 MR. TRIAS: Yeah. That's -- I mean, if
18 you look at page 3, like when we talk about the
19 height of residences --

20 MR. FULLERTON: And the garage floor.

21 MR. TRIAS: And we talk about measure from
22 the required baseboard elevation and so on and you
23 have three feet for the free board. That seemed to
24 be the language that made more sense. And we had
25 many -- we debated this for a long, long time. And

1 at the end of the day, I think that we gave more
2 weight for the board of architects to be able to
3 make a call.

4 MR. FULLERTON: Okay.

5 MR. TRIAS: Which I think, at least in
6 theory, is the best way. It actually is the most
7 fantastic way of dealing with architecture. Now,
8 whether it happens or not is a matter of having the
9 right board and being able to get there and have
10 the review.

11 But I think in theory, at least, it's
12 better to give the boards like yourselves more
13 authority so you can make that judgment call if
14 your goal is quality.

15 Let's see. What else do we have here?

16 We also mentioned -- we mentioned the best
17 practices manual, which is some documents that we
18 have been collecting, and those are working
19 documents. Hopefully, as time goes by, they will
20 be more in detail and have more information. But
21 the idea is to go towards more of a precedent based
22 design review, meaning that when people talk
23 about Mediterranean architecture or French
24 architecture, or any architecture, there are some
25 reference materials that can be pointed to and

1 those are mentioned and we do have those documents.
2 They are on the web. And, hopefully, as time goes
3 by, they will become more interesting and more
4 complete.

5 So that is -- and we made also some
6 clean-up changes that may not be as interesting.

7 We also have tried to minimize driveways.
8 If you look at page 7, for example, we're saying
9 that if you have up to 100 feet of frontage for a
10 house, you can only have one curb-cut, meaning
11 we're discouraging the -- yeah. And that
12 encourages landscape. It encourages the consistent
13 aesthetics in terms of the design of sidewalks and
14 so on and so forth. I think that is a good change.
15 That was also pretty controversial.

16 There's some -- some design ideas about
17 the size and proportion of garages that we
18 basically have codified. We have been talking
19 about it for a long time. Where we started was in
20 the code. But it really wasn't in the code. So,
21 you know, the one third and the set back and so on.
22 So it is in the -- in the language of the code now.

23 CHAIRMAN TORRE: Can I ask a question,
24 Mr. Trias?

25 MR. TRIAS: Yes.

1 CHAIRMAN TORRE: Item 8, page 4. So the
2 additional bonus 10 percent on the FAR, it says
3 that the board of architecture should be granting
4 that variance or that encouragement. Should that
5 not also be by approval of the historic board?

6 MR. TRIAS: If it's relevant, yes. Yes,
7 of course.

8 CHAIRMAN TORRE: Is that to be taken at
9 its value that we don't agree with the design we
10 can discharge that grant, meaning the design is not
11 up to our standards historically speaking and we
12 say that bonus may be not --

13 MR. TRIAS: Yeah. Yeah, absolutely.

14 CHAIRMAN TORRE: We could take it out.

15 MR. TRIAS: Yes.

16 MR. SILVA: I mean, we always do that.
17 They recommend to us, right, so we can --

18 MR. TRIAS: Yeah. The thing is that in
19 the past that was the practice, but it wasn't in
20 the code. So now we are just mentioning it so
21 people know. And then you're able to make
22 decisions that have some -- some backing in the
23 language.

24 CHAIRMAN TORRE: The other question is,
25 have you been able to study what is allowed for

1 attics? We're going to be probably looking at some
2 dormers in the historic situation and attics are
3 now allowed to be added.

4 MR. TRIAS: Yeah. I think there are some
5 places, some locations where we have some site
6 specifics. There are other cases in which the
7 existing conditions have attics, so clearly it is a
8 non-conforming existing fine. So we may want to
9 look at that more closely. I'm not -- we didn't
10 make any big changes on that topic. We simply made
11 changes on the 25 feet and two stories, but the
12 attic discussion was probably not finalized.

13 CHAIRMAN TORRE: Don't take that away.

14 MR. TRIAS: Hum?

15 CHAIRMAN TORRE: Don't take it away.

16 MR. TRIAS: No. I mean, we didn't do
17 anything. And certainly the issue is if it's
18 there, it's there.

19 CHAIRMAN TORRE: Well, here is the thing.
20 So if it falls -- it says here it is not counting
21 as space, so it's free. So I would say people
22 would want to use it. It is a good thing to have
23 dormers, it is a good thing to have that style of
24 architecture to be promoted, so it is a good thing.

25 MS. SPAIN: We can do that

1 administratively in the department I sign for.

2 CHAIRMAN TORRE: Yeah. I mean, it is
3 actually a nice design to have, and I would promote
4 that dormers and that kind of pitch would be more
5 used.

6 MR. TRIAS: Absolutely.

7 MR. PARSLEY: On cabanas, I see you have
8 limited it to a hundred feet. Is there any
9 rationale on why a hundred feet?

10 MR. TRIAS: That was already in the code.
11 That language is in the code, so I am not sure I
12 know what the rationale was.

13 MR. RODRIGUEZ: What section is it?

14 MR. TRIAS: Page 7. Keep in mind if it is
15 not underlined, it is already in the code.

16 CHAIRMAN TORRE: What does it say, carport
17 canopy specifically, which is page 7 of 14.

18 MR. EHRENHAFT: Is that the aluminum, the
19 canvas ones or --

20 MR. TRIAS: I'm sorry. That is in the
21 code.

22 CHAIRMAN TORRE: What is a canopy
23 specifically? How is that defined?

24 MR. TRIAS: I don't know if it's a
25 definition in the back. There might be one I don't

1 have with me, but it is simply a structure that is
2 by itself.

3 CHAIRMAN TORRE: So in that historical
4 building over on --

5 MR. TRIAS: It is not a carport.

6 CHAIRMAN TORRE: You can't just do a
7 historical little -- it is not a carport.

8 MR. TRIAS: No. A carport is something
9 different. A carport is defined. The difference
10 is that the carport now counts.

11 CHAIRMAN TORRE: Is a detached carport
12 still a carport? I mean, if it has barrel tile and
13 it is detached, is that a carport or is that a
14 canopy? If you had a structure that had a --

15 MR. TRIAS: If it's for automobiles you
16 mean?

17 CHAIRMAN TORRE: Yeah.

18 MR. TRIAS: That would be a detached
19 garage.

20 CHAIRMAN TORRE: There's a historical
21 property behind the Venetian Pool that has detached
22 carports.

23 MR. TRIAS: Are they like in the back?

24 MS. SPAIN: The apartment buildings.

25 CHAIRMAN TORRE: It is in the front. What

1 would those be, carports or canopies?

2 MS. SPAIN: That was a variance. They did
3 that on a variance.

4 MR. TRIAS: Correct. So there you go. It
5 is a variance. Neither one nor the other.

6 CHAIRMAN TORRE: Okay.

7 MS. SPAIN: Because it was free standing.

8 CHAIRMAN TORRE: They are right on the
9 property line too, I think.

10 MS. THOMSON: With all the additions of
11 like kitchens and we have a house that was like a
12 mile long, is there any kind of like -- anything in
13 this code -- I have been looking and I haven't seen
14 it -- that differentiates single family from multi-
15 family.

16 MR. TRIAS: Well, yes. This is only
17 single family.

18 MS. THOMSON: Okay. This is all single
19 family?

20 MR. TRIAS: Yes.

21 MS. THOMSON: I know it sounds like a
22 stupid question, but it was confusing to me when it
23 was like a single family house and it was being
24 made more or less for a multi-family, but all of a
25 sudden you had these big kitchens -- my

1 understanding was that if you had two kitchens in a
2 house, which is no longer the way I don't think,
3 but two kitchens in the house, that would turn it
4 into more or less a duplex type.

5 MR. TRIAS: Well, yeah. You cannot have
6 two kitchens in a single family house. So that --

7 MS. THOMSON: That was my understanding.

8 MR. TRIAS: That is the discussion,
9 basically.

10 MS. THOMSON: Okay. Because I didn't see
11 anything in here talking about that.

12 MR. TRIAS: Now, in addition to this, as
13 you may know, the city hired Duran Glaze Seiberg as
14 the consultant to do a review of the rest of the
15 code, so that is going on at some point. We
16 probably will make a presentation here for this
17 board sometime maybe in the fall early in the
18 process so the city may want to have some input if
19 you have any ideas, but I think that process is
20 moving along and hopefully by a year from now or so
21 we'll have something to take with us.

22 MR. FULLERTON: Is that the change to a
23 graphic kind of a zoning code that I heard about so
24 many years?

25 MR. TRIAS: No. We're not going to do a

1 form based code. We're probably -- we have a
2 hybrid in the current code, and it has some good
3 things and some things that could be a little bit
4 better. But, generally, it is a great code. And
5 the idea is that we can probably fix some of those
6 things that we know are not working very well. So
7 that is the theory behind the process.

8 MR. FULLERTON: I have a zoning code for
9 the City of Coral Gables which is that thick.

10 MR. TRIAS: I'm hoping that we get to that
11 point.

12 MR. FULLERTON: Really nice. Very simple.

13 MR. TRIAS: Yeah. No. And what is so
14 funny is that all the goods things about the code
15 are there in that code.

16 MR. FULLERTON: Right.

17 MR. TRIAS: They just added a bunch of
18 other things later on.

19 So, you know, there are many good things
20 about the code. I mean, I don't want anybody to
21 think that the code is not great.

22 MR. FULLERTON: Well, it is just hard to
23 get through the whole thing and know you've covered
24 everything.

25 Am I talking out of school?

1 MR. PORTUONDO: No.

2 CHAIRMAN TORRE: Can I ask another
3 question? So in the moveable paver discussion,
4 page 8. So it's in the set back area. But
5 sometimes you want to get an entry that is wider
6 than four feet and sometimes that is in the
7 beginning of -- off the sidewalk, and you enter
8 into some form of a wider spot or there is a
9 fountain that you approach and then that fountain
10 is surrounded by pavers and maybe -- how is that to
11 be interpreted, those specific instances where
12 they're more than four feet around an area or the
13 entrance?

14 MR. TRIAS: Well, I mean, I'm thinking of
15 the board of architects language, so earlier in the
16 code allows for recommendations of that type.

17 CHAIRMAN TORRE: Of that type.

18 MR. TRIAS: Of that type, yeah. I mean,
19 that is the way I see it. Whether there is going
20 to be in practice like that or not, we'll see. If
21 we need to add some language, we certainly can do
22 that.

23 CHAIRMAN TORRE: Well, that's up to --
24 subject to the board of architect's discretion.

25 MR. TRIAS: Yes. And that was the point

1 of strengthening the board of architect's language
2 to allow for these kind of recommendations.

3 MR. PARSLEY: We used to run into places
4 on larger lots where you wanted a little seating
5 area and as soon as you add a walk, you couldn't
6 have it for expanded little -- for three Adirondack
7 chairs and, you know, 5 by 15. It would cross it
8 out. So it doesn't quite allow for that, but
9 you're saying there is a way that they can cite
10 specifically to allow that.

11 MR. TRIAS: Yeah. That is the way I see
12 it. And that is the way that I plan to implement
13 it and, again, if we need to make it stronger later
14 on for whatever reason, we have that option to.

15 MR. PARSLEY: And I saw that you are
16 allowing artificial turf.

17 MR. TRIAS: Well, yes.

18 MR. PARSLEY: Which is good, but I would
19 consider putting some maximum percentages on that.

20 MR. TRIAS: Well --

21 MR. PARSLEY: You get people who want to
22 turf the whole thing.

23 MR. TRIAS: Well, Dona is laughing and I
24 guess I know why. Because she was at the many
25 commission meetings where that issue was raised.

1 And that was the best I could come up with in terms
2 of language that actually had some teeth maybe,
3 because at some point they said, ah, any -- any
4 artificial turf will be fine. So, in my opinion,
5 that is a mistake and that is really not a good
6 idea. Coral Gables is known for authentic
7 materials, authentic architecture, and clearly
8 authentic plants. You know, we don't want fake
9 plants in the front yard. It doesn't make any
10 sense.

11 CHAIRMAN TORRE: So it is just limited to
12 areas where you think it is not -- but it is worth
13 it in limited areas.

14 MR. TRIAS: So the way that I have been
15 implementing this at this point is like this. If
16 you're doing a pool and you would do a deck around
17 the pool, a concrete deck, if you want to do
18 artificial turf there and it makes sense to me,
19 then it is okay. Now, on the other hand, if you
20 want to do a front yard, there I'm not going to
21 approve those.

22 MR. PARSLEY: Well, you know, there are
23 some around.

24 MR. TRIAS: I know.

25 MR. FULLERTON: What section was that?

1 What page?

2 MR. PARSLEY: Ten.

3 MR. TRIAS: But I have to say that it
4 would be helpful if you could explain that it's
5 probably not a good idea to have a lot of
6 artificial turf. I mean, when you read that, you
7 can see that that is a very -- I mean, it says
8 artificial turf areas or recyclable artificial turf
9 at the ground level are allowed as a component of
10 an overall design for landscape requirements. That
11 was the best I could come up with given the
12 direction that we got from the commission.

13 MR. FULLERTON: So it counts as a
14 permeable green space.

15 MR. PARSLEY: Well, to that point you
16 should make the spec for the base permeable. There
17 is a way to do it.

18 MR. TRIAS: Right. And at the pool, I
19 don't think so. At the pool, I don't think so,
20 because that is probably concrete right there. And
21 the fact of the matter is that most people are not
22 trying to do something crazy. I mean, at least the
23 people I've talked to. They are -- they have
24 reasonable requests. There may be some out there
25 that are not, but certainly the ones that come and

1 see me are something that I think most of us would
2 find reasonable.

3 MR. FULLERTON: And I'm sorry to repeat,
4 but you said that the architectural board had a lot
5 to do with how --

6 MR. TRIAS: Well, the way that we did this
7 is we set up a committee that had the architects,
8 some of them were members of the board, some of
9 them were not. Like Jorge Hernandez was the chair
10 for a while. And then Jose Bengliger was there
11 too. And we had also several meetings with the
12 board of architects. We had a workshop. So this
13 was a lengthy process. It doesn't appear like a
14 lot, but I would say they took about a year to get
15 to this point. And there was a lot of -- a lot of
16 debate about the details. And I think -- I think
17 we got most of them right. I think it is a pretty
18 useful document, but we will see. I mean, we will
19 certainly test it. Like I said, Nelson seemed to
20 be okay with it, so -- do you have anymore
21 questions?

22 MS. SPAIN: No, I appreciate you coming.

23 MR. TRIAS: Well, thank you very much. If
24 you have any questions, please ask. And if you
25 need me again, I'll be here to help you.

1 CHAIRMAN TORRE: Thank you.

2 Today's item is case file COA (ST)
3 2018-087. Application for the issuance of a
4 special certificate of appropriateness for the
5 property at 2 -- 200 Edgewater Drive, a local
6 historic landmark, legally described as Lot 4 and
7 Lot 6 of the resubdivision of a portion of Baker
8 Homestead, according to the plat thereof, as
9 recorded in Plat Book 80, Page 15 of the public
10 records of Miami-Dade County, and the east 30 and a
11 half feet of Tract 6 and the west 33 and a half
12 feet of Tract 7, less the north 31 feet thereof of
13 Baker Homestead, according to the plat thereof, as
14 recorded in Plat Book 41, Page 38, of the public
15 records of Miami-Dade County.

16 And this is an application to request
17 design approval for Phase 2 of the landscape and
18 the hardscape.

19 MS. SPAIN: So you all had asked -- you
20 all had asked this to come back, and I'm just going
21 to turn it over to -- okay.

22 MR. SANCHEZ: Jorge Sanchez. Good
23 afternoon. Good afternoon, Jorge Sanchez with SMI
24 Landscape Architects in Palm Beach. And it's a
25 pleasure to show you the renovations of this

1 property. It's really quite a spectacular place.
2 And this is part two. Part one has already gone
3 through your board and basically that is the site
4 in its entirety.

5 Does this have a pointer?

6 So basically this is the entire site. And
7 this half you've already seen, so we're going to
8 blank it out. And basically the area that we'll be
9 showing you is through the front gate and into the
10 property. This you've seen already. It takes you
11 through the house and to these other spaces.

12 So right now it's the top front gate. And
13 that is basically the existing -- the existing wall
14 and the renovated entrance with coquina stone and
15 Tabby as the main driveway with coquina on the
16 sides.

17 These are two existing date palms and the
18 rest is new vegetation. That is the wall as it
19 exists today, which basically it is going to be
20 cleaned and painted. And this area here as the
21 driveway goes in, it is going to go through an
22 enormous Banyan tree that is in that property. And
23 that is how it is going to go through the roots of
24 the tree, so basically going to take that
25 route. And that is -- that is going to be the

1 driveway through the space. By the way, this tree
2 was in terrible shape, like a lot of other plant
3 material and a lot of it has been cleaned out,
4 taken care of properly, fertilized and treated
5 correctly. So everything is flushing out
6 beautifully. And then going through the front door
7 into these spaces that you've already seen, this is
8 the path that will take you to the swimming pool
9 pavilion and the tennis court. That is the path
10 which will be coquina. And that is the existing
11 path and the new one will take you straight over to
12 where the swimming pool is. And the swimming pool
13 itself is being moved or there is a new swimming
14 pool to the -- to the north of it and this area is
15 going to keep the footprint of the old pool as part
16 of the terrace.

17 Also a large oak that is over here is
18 being moved to this spot and another oak that is
19 here, moved to that spot.

20 And there is the oak with a footprint of
21 the swimming pool underneath it. And that is the
22 existing pool and pool cabana. Existing pool. And
23 one of the oaks. The -- this barbecue area is
24 being kept, is being renovated and the existing
25 tennis court is also being renovated.

1 In fact, a lot of plant material is being
2 moved, palms and that sort of thing, to this space
3 to block the view of an apartment building to the
4 east of it.

5 Now, this space here is the new courtyard
6 between the existing pool pavilion and the old one.
7 And that is the new courtyard with a pergola. And
8 you'll have a bit of a garden to the right there.
9 And that is the existing pool pavilion on the side.

10 So that is -- that is the space. This is
11 the new -- the new swimming pool next to the new
12 pool house and very simple.

13 And basically that is it. Are there any
14 questions that I could answer for you?

15 MR. FULLERTON: The tennis court, is it
16 going to be fenced and lighted?

17 MR. SANCHEZ: Fenced. And I believe it is
18 presently lit. Yes. And the existing fence is
19 being renovated and vines will be growing on those
20 fences.

21 MR. PARSLEY: Is that artificial turf
22 around the pool?

23 MR. SANCHEZ: We don't do any projects
24 with artificial turf. I'm sorry. That is an
25 assignment we walk away from the clients. There's

1 plenty of ground cover, so --

2 MR. PARSLEY: I would like to suggest on
3 the driveway that is adjacent to the large Banyan,
4 I see that you're doing a concrete substructure in
5 the driveway. If you would put that on the
6 existing fill, no excavation and don't disturb any
7 roots, I would re-enforce it with wire or even
8 rebar, re-enforced mesh so that it basically can't
9 be lifted up in the future, you'll do a lot less
10 damage to the tree and avoid cracking of the
11 driveway if you take a long term look at what those
12 tree roots could do.

13 MR. SANCHEZ: That is a very good thought,
14 and we are using the top individual with that type
15 of treatment with Jim Garner of Garner Concrete
16 that is really brilliant at it. So he will be the
17 one taking care of that.

18 I hope all of you have a chance to see the
19 project when it is completed, because it really is
20 a spectacular place.

21 MR. MENENDEZ: It is beautiful.

22 CHAIRMAN TORRE: Any further discussion?

23 All close the public hearing. Thank you, sir.

24 Anyone would like to speak on this item?

25 MR. FULLERTON: I'll just say

1 congratulations on the presentation, first of all.
2 It is beautifully done. It is a work of art. It
3 was done nicely before when we saw it in its
4 previous iteration.

5 MR. SANCHEZ: Thank you very much.

6 CHAIRMAN TORRE: Mr. Robert?

7 MR. FULLERTON: I'll move it, move for
8 staff recommendation for approval.

9 CHAIRMAN TORRE: Is there a second?

10 MR. MENENDEZ: I'll second it.

11 CHAIRMAN TORRE: Second, Mr. Menendez.

12 Any further discussion?

13 Role call.

14 MS. DIAZ: Mr. Ehrenhaft.

15 MR. EHRENHAFT: Yes.

16 MS. DIAZ: Mr. Rodriguez.

17 MR. RODRIGUEZ: Yes.

18 MS. DIAZ: Ms. Thomson.

19 MS. THOMSON: Yes.

20 MS. DIAZ: Mr. Menendez.

21 MR. MENENDEZ: Yes.

22 MS. DIAZ: Mr. Fullerton.

23 MR. FULLERTON: Yes.

24 MS. DIAZ: Mr. Parsley.

25 MR. PARSLEY: Yes.

1 MS. DIAZ: Mr. Silva.

2 MR. SILVA: Yes.

3 MS. DIAZ: Mr. Torre.

4 CHAIRMAN TORRE: Yes.

5 MR. SANCHEZ: Thank you very much.

6 MR. PORTUONDO: One last thing before we
7 go. I know I keep telling Dona this, but we should
8 definitely do a field trip to the house.

9 MR. FULLERTON: Before and after?

10 MR. PORTUONDO: Well, the interiors of the
11 main house are almost complete and the ballroom has
12 been restored by a friend of theirs. By the way,
13 Luis Perez is here. He is the owner. He looks 13.

14 MR. PEREZ: Thank you. Thank you. We
15 have been working on this for, as you know, for
16 over two years.

17 MR. PORTUONDO: But it is really
18 spectacular. So probably in the next couple of
19 months I'll let Dona know and maybe we can go out
20 there.

21 MS. SPAIN: I would love that. I was
22 excited just to do the window inspection.

23 MR. PORTUONDO: So I think it would be
24 great. And we will set that up through Dona.

25 MR. SANCHEZ: Let me know and I will be

1 there too.

2 Thank you.

3 CHAIRMAN TORRE: Is there anything left?

4 MS. SPAIN: I don't think so. That's it.

5 That's it for the meeting.

6 CHAIRMAN TORRE: Thank you very much.

7 MR. PARSLEY: Could we ask about the
8 LaSalle building?

9 MS. SPAIN: Yes. That happened when I was
10 on vacation.

11 The outcome of that was that the city
12 commission rescinded the agreement, the parking
13 agreement for the owner of LaSalle and directed
14 staff to meet with the owner and possibly come up
15 with some type of agreement to restore it. That
16 meeting hasn't happened yet, and in the meantime,
17 they are absolutely allowed to file for a
18 demolition permit and I'll sign it.

19 MR. PARSLEY: So she was not selling it?

20 MS. SPAIN: Pardon me?

21 MR. PARSLEY: She was not selling the
22 property to the -- to the city at that point?

23 MS. SPAIN: That was not part of the --
24 that agreement that I know of, no.

25 MR. PARSLEY: Just to knock it down and

1 pave it.

2 CHAIRMAN TORRE: It was a lease for the
3 land only.

4 MS. SPAIN: Right. That's my
5 understanding.

6 MR. EHRENHAFT: So your last comment was
7 about a demolition permit. What did you say --

8 MS. SPAIN: I will sign it. If it comes
9 across my desk, I will sign it.

10 MR. RODRIGUEZ: Has it been filed? Is
11 there any way to see?

12 MS. SPAIN: I don't know the answer to
13 that. I think that they have -- I think they have
14 only one thing left other than my signature. I
15 think there is a staging plan that they need. That
16 was as of the city commission meeting, but it
17 hasn't come to our department yet, but if it does,
18 I am -- just made it very clear at the commission
19 meeting that, you know, they did everything they
20 were supposed to and I will sign it. But we do
21 have a meeting set up, so we'll see.

22 CHAIRMAN TORRE: I have a question. So I
23 think it was the last meeting we discussed that you
24 can't force somebody to take things off to make it
25 compliant. If somebody has added things, you

1 really can't force them to make it --

2 MS. SPAIN: No, not a private property
3 owner.

4 CHAIRMAN TORRE: Correct. So in this
5 case, the discussion was had that -- the suggestion
6 was take the pieces that don't work out and then
7 come back and then let's have it reviewed again and
8 see if then it fits. I think that is what I
9 understood.

10 MS. SPAIN: Well, that is a conversation
11 we'll have with the owner.

12 CHAIRMAN TORRE: But is that not double
13 jeopardy for the owner?

14 MS. SPAIN: We haven't met with the owner
15 yet. We'll have to see what she is --

16 CHAIRMAN TORRE: In other words, if you're
17 not guilty, you can't have a second round at me,
18 right? That's just the way --

19 MR. MENENDEZ: I thought according to the
20 city attorney you can't have a second round.

21 MS. SPAIN: Gus, do you want to weigh in
22 on this?

23 CHAIRMAN TORRE: That's what I'm saying.
24 We're not asking you on the record to weigh in on
25 this.

1 MR. MENENDEZ: You're the city attorney,
2 but I thought the city attorney, your boss, spoke
3 on the subject.

4 MR. CEBALLOS: It can come back to the
5 board for a historic designation if there is a
6 significant change in the status of the property.
7 Meaning if they chose to remove all of the
8 additions and all of the things in their own --
9 because of their own decision, not by anything the
10 city said, not by any other party. If they decided
11 to remove all of the altering or new construction
12 that has reduced its historical character that
13 makes a significant difference, it could then come
14 back before the board for designation.

15 MS. SPAIN: That's right.

16 CHAIRMAN TORRE: Okay. That's my
17 question.

18 MS. SPAIN: That's right.

19 MR. SILVA: But they don't want to do
20 that.

21 MS. SPAIN: Well, we have not had that
22 discussion yet with the owner.

23 So we'll see, but we had that discussion
24 when it came before you. That was the discussion
25 that we talked about when it was before you all.

1 MR. RODRIGUEZ: I was walking by the fig
2 building. What is the status of that? The fig
3 office building.

4 MS. SPAIN: The 2506 Ponce.

5 MR. RODRIGUEZ: Yes.

6 MS. SPAIN: It is vacant. We're looking
7 for a tenant. We have two tenants that are
8 interested now. We formed a committee. Alex on
9 this board is on it, and there's four other boards
10 to review the proposals, and we'll want to get the
11 best person in there.

12 MR. PARSLEY: How big a space is it?

13 MS. SPAIN: Pardon me?

14 MR. PARSLEY: How big a space is it?

15 MS. SPAIN: Six thousand. That sounds
16 right. It's really chopped up on the inside.

17 MR. PARSLEY: But you're looking for one
18 tenant, not multiple?

19 MS. SPAIN: Just one, not multiple.

20 MR. SILVA: There is a meeting set up for
21 the 24th of this month.

22 MR. RODRIGUEZ: You had talked once about
23 designating the interior.

24 MS. SPAIN: We did. We've already
25 designated the interior, yes. So the interior has

1 been designated.

2 MR. RODRIGUEZ: So what can be done with
3 that chopped up space?

4 MS. SPAIN: Well, what I would like to see
5 happen is the -- originally, H. George Fink had
6 that where the living room space is, that was his
7 office. And the public entered through the
8 courtyard into that small room and then his office
9 was there. And then behind that was a very large
10 drafting room. I have no idea what the dimensions
11 were. But I would like to return that space. It
12 would --

13 MR. RODRIGUEZ: The back space.

14 MS. SPAIN: The back space. It would be a
15 great community meeting room, lecture space, art
16 exhibit space. And so that I would think would be
17 fairly easy to do because there is no load bearing
18 walls in there.

19 MR. RODRIGUEZ: It would have to come back
20 to us then?

21 MS. SPAIN: Well, that's interesting.
22 Probably, yes, since it's an interior and it's been
23 designated, so any of the alterations would come
24 back to you.

25 CHAIRMAN TORRE: It's the least market

1 rate or is there a subsidy?

2 MS. SPAIN: I don't know. I will get
3 Leonard Roberts to come and talk to you all about
4 that. He's handling that portion of it.

5 MR. PARSLEY: I'll take the oval office.

6 MR. RODRIGUEZ: Me too.

7 MS. SPAIN: Everybody would.

8 I'll tell you, that is coming along. We
9 just had a hard time getting the right tenant, so
10 that's all I know.

11 CHAIRMAN TORRE: Thank you.

12 MR. FULLERTON: Can we get an update on
13 the living room furniture piece in the park?

14 CHAIRMAN TORRE: It's done.

15 MR. FULLERTON: It's beautiful.

16 CHAIRMAN TORRE: I think it needs your
17 approval.

18 MS. SPAIN: We can talk. It's fabulous.
19 I have a photograph of my husband and my dog on it
20 already.

21 CHAIRMAN TORRE: So, yeah, it's done.

22 MS. SPAIN: It's very cool.

23 MR. FULLERTON: The cushions are very
24 uncomfortable.

25 CHAIRMAN TORRE: Don't bring your good

1 pants.

2 MS. THOMSON: Oh, you're talking about
3 that sofa?

4 MS. SPAIN: The sofa.

5 MR. RODRIGUEZ: What is the material, the
6 veneer?

7 CHAIRMAN TORRE: It is just Coralina stone
8 from the Dominican Republic.

9 MR. PARSLEY: It would be good if the
10 other almost historic sculpture on Biltmore, the
11 flower thing --

12 CHAIRMAN TORRE: Almost historic?

13 MR. PARSLEY: Well, it is a year old now.

14 MS. SPAIN: People keep talking to me
15 about that flower.

16 MR. PARSLEY: The cap is off.

17 MS. SPAIN: The cap was rippling and so
18 they took it off. I think they're actually going
19 to keep it off. They have to do the landscaping
20 around, but first they are treating the concrete
21 because it -- it buckled.

22 MR. FULLERTON: When are they going to
23 finish the sculpture itself? It seems like it
24 needs to be finished.

25 MR. PARSLEY: Some of the petals came off

1 during the hurricane and they weren't put back, is
2 that true?

3 MS. SPAIN: No, that's not true.

4 MR. RODRIGUEZ: The color is fading.

5 MR. PARSLEY: Oh, big time.

6 MS. SPAIN: We talked to the artist about
7 that and she said that it was supposed to fade. I
8 don't know. In the document that she gave us for
9 maintenance, it said that there was going to be a
10 certain percentage of it fading.

11 MS. THOMSON: Is the mister inside of it
12 working? Because I never see it go --

13 MS. SPAIN: I know that they were working
14 on it. I don't know whether it is working now.

15 MR. RODRIGUEZ: It worked once. I saw it
16 once.

17 MS. THOMSON: I only saw it once and I
18 live right there next to that.

19 MS. SPAIN: I don't know the answer to
20 that question.

21 MR. SILVA: Dona, I got a notice the other
22 day about a committee for some work on the
23 entrances -- not the entrances, the features on
24 Coral Way, Granada, Columbus --

25 MS. SPAIN: Oh, the intersections.

1 MR. SILVA: Is that -- is that that Jorge
2 Hernandez project that came to us a long time
3 ago --

4 MS. SPAIN: I don't know what that is, but
5 they are having a public meeting about it and I'm
6 going to it. And I don't think that there is a
7 design. It is just an input, you know, yeah.

8 MR. FULLERTON: What happened to those
9 sculptures that were going to go on the Friendship
10 Park on the Granada --

11 MS. SPAIN: Are you talking about the Jean
12 Ward sculptures?

13 MR. FULLERTON: Yeah. I remember we met
14 out there --

15 MS. SPAIN: Yeah.

16 MR. FULLERTON: -- with the irate
17 neighbors.

18 MS. SPAIN: Yes. I'll never forget that.
19 That -- they are being stored and we're paying for
20 storage every month. And they will -- we have to
21 have another neighborhood meeting and hopefully
22 we'll get them put out at the intersection of
23 Alhambra and Granada. So I'll let you know so you
24 can come to that neighborhood meeting.

25 MR. PARSLEY: I thought it was out of New

1 York. I heard it was out of that park.

2 MS. SPAIN: They're not in that. They are
3 not going to put it in that park, that is true.
4 And -- I mean, the park was a -- they approved it
5 when we -- with the neighbors, but now it is moved
6 out, so who knows.

7 MR. RODRIGUEZ: Where in the intersection?

8 MS. SPAIN: In the intersection.

9 MR. RODRIGUEZ: Right in the intersection?

10 MS. SPAIN: In the intersection and then
11 on the side -- and on the side where the country
12 club is. We had it approved by the public works,
13 traffic engineers, the location. I don't know. I
14 will tell you, I will retire and those things will
15 still be an issue, but we're working on it.

16 Anything else?

17 Thank you.

18 CHAIRMAN TORRE: Motion to adjourn?

19 MR. RODRIGUEZ: I move.

20 MR. FULLERTON: Second.

21 CHAIRMAN TORRE: All those in favor?

22 THE BOARD: Aye.

23 CHAIRMAN TORRE: We're adjourned.

24 (Thereupon, the proceedings were concluded
25 at 5:01 p.m.)

