



**City of Coral Gables  
CITY COMMISSION MEETING  
October 11, 2022**

**ITEM TITLE:**

Historic Preservation Board Meeting of July 20, 2022

**SUMMARY OF MEETING:**

**OPENING STATEMENT:**

Vice-Chair Garcia-Pons read for the record the statement regarding the purpose of the board and lobbyist registration and disclosure.

**CALL TO ORDER:**

The meeting was called to order at 4:10 pm by Vice-Chair Garcia-Pons and attendance was stated for the record.

**APPROVAL OF MINUTES:**

The approval of the minutes was deferred until the next meeting.

**DEFERRALS:**

1. 4320 Santa Maria Street – (removed from the agenda).
2. 713 Minorca Avenue.

A motion was made by Ms. Spain and seconded by Mr. Durana to defer the designation of 713 Minorca Avenue to the next meeting.

The motion passed (Ayes: 6; Nays: 0).

**SWEARING IN OF THE PUBLIC:**

Attorney Ceballos administered the oath.

**NOTICE REGARDING EX-PARTE COMMUNICATIONS:**

Vice-Chair Garcia-Pons read a statement regarding Notice of Ex-Partee Communications. Board members who had Ex-Partee communication of contact regarding cases being heard were instructed to disclose such communication or contact. Board members did not indicate that any such communication occurred.

**APPROVAL OF ABSENCES:**

A motion was made by Mr. Maxwell and seconded by Ms. Fullerton to approve the absence of Ms. Peggy Rolando, Ms. Alicia Bache-Wiig and Chair Albert Menendez.

The motion passed with a collective aye.

**CASE FILE LHD 2020-005:** Consideration of the local historic designation of the property at 3800 Granada Boulevard, legally described as Lots 112 to 114 & the South 20 Feet of Lot 115, Block 50, Coral Gables Country Club Section Part Four, according to the Plat thereof, as recorded in Plat Book 10, at Page 57 of the Public Records of Miami-Dade County, Florida.

A motion was made by Mr. Fullerton and seconded by Mr. Maxwell to approve the local historic designation of the property at 3800 Granada Boulevard, based on the Historic, cultural and architectural significance and based on the substantial competent evidence presented by city staff.

The motion passed (Ayes: 6; Nays: 0).

**CASE FILE LHD 2022-004:** Consideration of the local historic designation of the property at 1006 Madrid Street, legally described as Lot 16, Block 51, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

A motion was made by Mr. Ehrenhaft and seconded by Mr. Maxwell to approve the local historic designation of the property at 1006 Madrid Street, based on the Historic, cultural and architectural significance and based on the substantial competent evidence presented by city staff.

The motion passed (Ayes: 6; Nays: 0).

**CASE FILE COA (SP) 2022-017:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1498 Sevilla Avenue, a Local Historic Landmark, legally described as Lots 1 to 3 Inclusive, Block 6, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for an addition to the residence.

A motion was made by Mr. Maxwell and seconded by Mr. Durana to approve the issuance of a Special Certificate of Appropriateness for the property at 1498 Sevilla Avenue for design approval for an addition to the residence with Staff conditions and the additional condition stated by Mr. Maxwell.

The motion passed (Ayes: 6; Nays: 0).

**Conditions are as follows:**

1. *Glass shall be clear.*
2. *Muntins shall be high profile.*
3. *The stucco on the new addition shall be differentiated from the stucco on the original 1926 structure and the 1968 addition.*
4. *Introduce a score line to delineate the existing stucco finish and the new stucco texture.*

**CASE FILE TDR 2022-004:** Consideration of the Transfer of Development Rights for the property at 111 Salamanca Avenue, legally described as Lots 10 & 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 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. On March 4, 2020, the Historic Preservation Board approved the transfer of 6,588 SF from the property, and also approved the Receiving Site (100 Miracle Mile).

A motion was made by Mr. Durana and seconded by Mr. Ehrenhaft to approve the Transfer of Development Rights for the property at **111 Salamanca Avenue**, approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

The motion passed (Ayes: 6; Nays: 0).

**The approval is as follows:**

1. ***APPROVAL** of the Conditions Assessment Report and Maintenance Plan and Schedule*
2. ***APPROVAL** of the issuance of Certificates of Transfer of 17,009 square feet from **111 Salamanca Avenue**, legally described as Lots 10 & 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 Records of Miami-Dade County, Florida.*
3. ***A RECOMMENDATION TO THE CITY COMMISSION** that no building permit for the receiving site proposal at 100 Miracle Mile is to be issued until the remedial work is completed on the historic property.*
4. *A Restrictive Covenant is required on both the sending and receiving properties outlining any and all applicable conditions of approval. The Restrictive Covenant shall require review and approval by the City Attorney prior to recordation. The Certificate of Transfer of Development Rights is valid for up to two years from the date of issuance.*

**BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:** None

**ITEMS FROM THE SECRETARY**

1. **Joint meeting of the Landmarks Advisory Board and the Historic Preservation Board.**
2. **New House Bill – Chapter 2022-136.**

**DISCUSSION ITEMS:** None

**OLD BUSINESS**

1013 Castile Avenue is under construction and moving rapidly.

**NEW BUSINESS:** None

**ADJOURNMENT**

A motion was made by Mr. Maxwell and seconded by Ms. Spain to adjourn the meeting.

The motion was unanimously approved.

There being no further business, the meeting adjourned at 6:02 pm.

ATTACHMENT(S): Minutes of Historic Preservation Board Meeting of July 20, 2022.