

## CITY OF CORAL GABLES

### - MEMORANDUM -

**TO:** FRED COUCEYRO  
PARKS & RECREATION  
DIRECTOR

**DATE:** APRIL 12, 2010

**FROM:** KARA KAUTZ *KK*  
HISTORIC PRESERVATION OFFICER

**SUBJECT:**  
4650 ALHAMBRA CIRCLE - PURCHASE OF  
PROPERTY REPORT

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The following is report, as it pertains to the Department of Historical Resources, of the proposed purchase of 4650 Alhambra Circle as required by Division 12 of the City of Coral Gables Procurement Code. The proposed use of the property is park land.

A request for a Letter of Historical Significance for the previous residence on the property was submitted to this Department on August 5, 2008 by the current owner. On September 10, 2008, a letter was issued indicating that the residence did not meet the minimum criteria for designation and that review by the Historic Preservation Board would not be required should a demolition permit be applied for. In December 2008, a demolition permit for the structure was issued by the Building and Zoning Department and the residence removed.

The subject property is not within a current local historic district, nor it is adjacent to or abutting any historically designated properties. Outside of the current boundaries of the "Alhambra Circle Historic District," the proposed purchase of the subject property will not negatively impact the historic integrity of the district should its boundaries be expanded in the future.



## The City of Coral Gables

### *Historical Resources Department*

September 10, 2008

Faustino & Lourdes M. Garcia  
4650 Alhambra Circle  
Miami, FL 33134

Re: 4650 Alhambra Circle, legally described as Lots 11 to 14, Block 77 of Coral Gables Country Club Section 5

Dear Mr. & Mrs. Garcia:

Section 3-1107(g) of the Coral Gables Zoning Code states that "No permit for demolition of a non-designated building shall be issued to the owner thereof without prior notification by the Building Official to the Historical Resources Department. All demolition permits for non-designated buildings must be approved and signed by the Director of the Department of Historical Resources. Such signature is valid for six (6) months and shall thereafter expire and the approval deemed void unless the demolition permit has been issued by the Building and Zoning Department. The Historical Resources Department may require review by the Historic Preservation Board if the building to be demolished is considered eligible for designation as a local historic landmark or as a contributing building or property within an existing local historic landmark district. The public hearing shall be held at the next regularly scheduled meeting if the provided statutory notice is complied with at which time the provisions of this Division shall apply. The determination of historic significance and eligibility for designation as a local historic landmark by the Historic Preservation Board is a non-final and non-appealable decision."

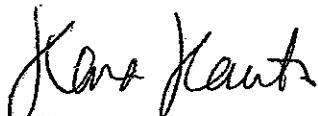
Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**4650 Alhambra Circle, legally described as Lots 11 to 14, Block 77 of Coral Gables Country Club Section 5, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated September 22, 2006. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period. Upon expiration of the six-month period, you will be required to file a new application.

Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made. If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Kara Kautz, Historic Preservation Officer

cc: Images & Concepts Dev., Inc., 15041 SW 168 Terr., Miami, FL 33187  
Elizabeth Hernandez, City Attorney  
Martha Salazar-Blanco, Zoning Official  
Manny Lopez, Building Official  
Ed Weller, Interim Building and Zoning Official  
Historical Significance Request Property File