



**City of Coral Gables
CITY COMMISSION MEETING
May 9, 2023**

ITEM TITLE:

Historic Preservation Board Meeting of March 15, 2023.

SUMMARY OF MEETING:

OPENING STATEMENT:

Chair Menendez 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 4:06 pm by Chair Menendez and attendance was stated for the record.

APPROVAL OF MINUTES:

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the minutes of the February 15, 2023, Historic Preservation Board Meeting.

The motion passed (Ayes: 8; Nays: 0).

NOTICE REGARDING EX-PARTE COMMUNICATIONS.

Chair Menendez 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 Vice-Chair Garcia-Pons and seconded by Mr. Ehrenhaft to excuse the absence of Ms. Rolando from this meeting.

The motion passed (Ayes: 8, Nays: 0).

ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM:

1. Deferred:

CASE FILE COA (SP) 2023-009: An application for the issuance of a Special Certificate of Appropriateness for the property at 405 Biltmore Way, Coral Gables City Hall. The application requests design approval for the replacement of windows.

The item was deferred.

CHANGES TO THE AGENDA:

1013 Castile Avenue: Discussion of the update on this project was the first thing on the agenda.

SWEARING IN OF THE PUBLIC:

The court reporter administered the oath.

Mr. Palenzuela (City of Coral Gables outside counsel) provided an update of the project and resident Dawn Bowen commented.

CASE FILE COA (SP) 2022-038: 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.

A motion was made by Mr. Fullerton to make a recommendation to approve the request for design approval for the alteration of the historic street grid and the introduction of a vehicular roundabout.

No one seconded the motion. The motion failed.

A motion was made by Ms. Spain and seconded by Vice-Chair Garcia-Pons to make a recommendation to deny the proposed request for design approval for the alteration of the historic street grid and the introduction of a vehicular roundabout.

The motion passed (Ayes: 7, Nays: 1).

CASE FILE LHD 2022-011: Consideration of the local historic designation of the property at 831 Capri Street, legally described as Lot 8, Block 84, Amended Plat Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 15, at Page 7, of the Public Records of Dade County, Florida.

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the local historic designation of the property at 831 Capri Street, legally described as Lot 8, Block 84, Amended Plat Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 15, at Page 7, of the Public Records of Dade County, Florida based on its historical, cultural and architectural significance as evidenced in the staff presentation and report.

The motion passed (Ayes: 8, Nays: 0).

CASE FILE LHD 2022-013: Consideration of the local historic designation of the property at 517 Aragon Avenue, legally described as the West 36.4 Feet of Lot 16 and all of Lot 17, Block 10, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Dade County, Florida.

A motion was made by Mr. Maxwell and seconded by Ms. Spain to approve the local historic designation of the property at 517 Aragon Avenue, legally described as the West 36.4 Feet of Lot 16 and all of Lot 17, Block 10, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Dade County, Florida on the basis of local historical, cultural, and architectural significance as per the information provided in the staff report.

The motion passed (Ayes: 8, Nays: 0).

The board took a 10-minute recess.

CASE FILE LHD 2022-015: Consideration of the local historic designation of the property at 1710 Hernando Street, legally described as Lots 13 & 14, Block 4, Coral Groves Section, according to the Plat thereof, as recorded in Plat Book 15, at Page 72 of the Public Records of Miami-Dade County, Florida.

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the local historic designation of the property at 1710 Hernando Street, legally described as Lots 13 & 14, Block 4, Coral Groves Section, according to the Plat thereof, as recorded in Plat Book 15, at Page 72 of the Public Records of Miami-Dade County, Florida based on its historical, cultural, and architectural significance as evidenced in the staff report.

The motion passed (Ayes: 8, Nays: 0).

CASE FILE COA (SP) 2023-008: An application for the issuance of a Special Certificate of Appropriateness for the property at 1710 Hernando Street, a Local Historic Landmark, legally described as Lots 13 & 14, Block 4, Coral Groves Section, according to the Plat thereof, as recorded in Plat Book 15, at Page 72 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the demolition of the carport, an addition, and alterations to the residence and sitework.

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the design proposal for the demolition of the carport, an addition, and alterations to the residence and sitework and approve the issuance of a Special Certificate of Appropriateness for the property at **1710 Hernando Street**, a Local Historic Landmark, legally described as Lots 13 & 14, Block 4, Coral Groves Section, according to the Plat thereof, as recorded in Plat Book 15, at Page 72 of the Public Records of Miami-Dade County, Florida with the six conditions, not including #7 as stated in the staff report.

The motion passed (Ayes: 8, Nays: 0).

Conditions are as follows:

1. *The stucco on the addition shall be differentiated from the historic stucco.*
2. *The new roof tiles shall match the existing roof tiles.*
3. *A schedule providing details and specifications of the proposed new windows and doors is submitted to Staff for review.*
4. *Windows shall have clear glass and high profile muntins.*

5. *The new windows shall not have sills to differentiate the addition from the historic structure.*
6. *Details of the proposed pavers, rear terrace surfacing, swimming pool, and garage doors are submitted to Staff for review.*

CASE FILE COA (SP) 2023-005: An application for the issuance of a Special Certificate of Appropriateness for the property at **1104 Malaga Avenue**, a Local Historic Landmark, legally described as Lots 5-11 Inclusive, Block 12, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 106 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for a Master Site Plan for future improvements.

Chair Menendez said he had worked on the home and recused himself, passing the gavel to Vice-Chair Garcia-Pons.

A motion was made by Ms. Spain and seconded by Mr. Fullerton to approve the design proposal for a Master Site Plan for future improvements on the property at **1104 Malaga Avenue**, a Local Historic Landmark, legally described as Lots 5-11 Inclusive, Block 12, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 106 of the Public Records of Miami-Dade County, Florida, as stated in the staff report and the issuance of a Special Certificate of Appropriateness

The motion passed (Ayes: 7, Nays: 0).

Vice-Chair Garcia-Pons passed the gavel back to Chair Menendez.

CASE FILE COA (SP) 2023-007: An application for the issuance of a Special Certificate of Appropriateness for the property at **1209 Algardí Avenue**, a Non-Contributing Resource within the Santa Maria Street Historic District, legally described as Lots 21 & 22 Less the West 51 Feet of Lot 22, Block 95, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida. The application requests design approval for a second-story addition and alterations to the residence and sitework.

A motion was made by Mr. Fullerton and seconded by Mr. Durana to approve the design proposal for second-story addition and alterations to the residence and sitework on the property at **1209 Algardí Avenue**, a Non-Contributing Resource within the Santa Maria Street Historic District, legally described as Lots 21 & 22 Less the West 51 Feet of Lot 22, Block 95, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida and the issuance of a Special Certificate of Appropriateness

The motion passed (Ayes: 8, Nays: 0).

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

ITEMS FROM THE SECRETARY:

1. **Appeals of the board's decisions.**
2. **Two-piece barrel tile roof.**

3. 2023 State Legislative Session.

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell from the Historic Preservation Board to the City Commission to oppose HB1317 as currently written and strongly encourage the City to protect its existing historic fabric.

The motion passed (Ayes: 8, Nays: 0).

4. Historic Preservation Plans.

A motion was made by Mr. Maxell and seconded by Mr. Fullerton to form a subcommittee to assist the Historic Preservation Staff in creating a format for historic preservation plans for Transferable Development Rights (TDRs)

The motion passed (Ayes: 8, Nays: 0).

ADJOURNMENT:

A motion was made by Chair Menendez and seconded by Vice-Chair Garcia-Pons to adjourn the meeting.

The motion passed with a collective aye.

The meeting was adjourned at 8:34 pm.