



**City of Coral Gables  
CITY COMMISSION MEETING  
March 28, 2023**

**ITEM TITLE:**

Historic Preservation Board Meeting of January 18, 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 4:08 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 November 16, 2022, meeting with corrections.

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.

**ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM:**

1. Deferred:  
CASE FILE LHD 2022-015: Consideration of the local historic designation of the property at 1710 Hernando Street.

**SWEARING IN OF THE PUBLIC:**

Assistant City Clerk Yolanda Davis administered the oath.

**APPROVAL OF ABSENCES:** None.

**LOCAL HISTORIC DESIGNATIONS:**

**CASE FILE LHD 2022-014:** Consideration of the local historic designation of the property at **110 Phoenetia Avenue**, legally described as Lots 1 to 10 inclusive, Block 21, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

The motion was made by Mr. Fullerton and seconded by Mr. Maxwell to approve the local historic designation of the property at 110 Phoenetia Avenue based on association with an architect of local and national significance and a historic space and is the outstanding work of a prominent designer or builder.

The motion failed (Ayes: 2, Nays: 6).

The motion was made by Ms. Spain and seconded by Vice-Chair Garcia Pons to deny the local historic designation of the property at 110 Phoenetia Avenue based on that the designation does not meet the minimum eligibility criteria for designation as a “Local Historic Landmark”.

The motion passed (Ayes: 6, Nays: 2).

**CASE FILE LHD 2022-016:** Consideration of the local historic designation of the property at **1042 Catalonia Avenue**, legally described as the East 8.33 Feet of Lot 1 and All of Lot 2, Block 21, 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 motion was made by Mr. Fullerton and seconded by Vice-Chair Garcia Pons to approve the local historic designation of the property at 1042 Catalonia Avenue based on the criteria specified in the Staff Report.

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

The motion was made by Ms. Spain and seconded by Mr. Maxwell to extend the meeting past 9:00 pm.

The motion passed with a collective aye.

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2022-036:** An application for the issuance of a Special Certificate of Appropriateness for the property at **126 Frow Avenue**, a vacant parcel within the “MacFarlane Homestead Subdivision Historic District,” legally described as Lot 18, Block 2-A, MacFarlane Homestead, according to the Plat thereof, as recorded in Plat Book 5, at Page 81 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the construction of a new residence and sitework.

The motion was made by Mr. Durana and seconded by Ms. Spain to approve the request for design approval for the construction of a new residence and sitework for the property at **126 Frow Avenue**, a vacant parcel within the “MacFarlane Homestead Subdivision Historic District,” legally described as Lot 18, Block 2-A, MacFarlane Homestead, according to the Plat thereof, as recorded in Plat Book 5, at Page 81 of the Public Records of Miami-Dade County, Florida, and the issuance of a Special Certificate of Appropriateness with the recommendation that they coordinate with Mr. Adams and reach out to the Lola B. Walker Community.

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

**CASE FILE COA (SP) 2022-037:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1800 Le Jeune Road**, a Local Historic Landmark, legally described as Lot 3, Block 1, Pilafian Properties, according to the Plat thereof, as recorded in Plat Book 169, at Page 5 of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the removal of barrel tile coping from the auxiliary structure.

The motion was made by Ms. Spain and seconded by Mr. Fullerton to deny the request for after-the-fact design approval for the removal of barrel tile coping from the auxiliary structure on the property at **1800 Le Jeune Road**, a Local Historic Landmark, legally described as Lot 3, Block 1, Pilafian Properties, according to the Plat thereof, as recorded in Plat Book 169, at Page 5 of the Public Records of Miami-Dade County, Florida and to deny the issuance of a Special Certificate of Appropriateness.

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

**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.

The motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to continue the application request for design approval for the alteration of the historic street grid and the introduction of a vehicular roundabout per staff’s comments to the next meeting of the Historic Preservation Board.

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

**CASE FILE COA (SP) 2023-001:** An application for the issuance of a Special Certificate of Appropriateness for the property at **311 Romano Avenue**, a Local Historic Landmark, legally described as Lots 17 to 19 Inclusive, Block 1, 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. The application requests design approval for the demolition of the existing garage, addition and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (4) c and Article 10, Section 10-102 (A) 4a of the Coral Gables Zoning Code for the minimum rear setback and minimum carport dimensions.

The motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the request for design approval for the demolition of the existing garage, addition and alterations to the residence and sitework and the two-inch setback for the carport on the property at **311 Romano Avenue**, a Local Historic Landmark, legally described as Lots 17 to 19 Inclusive, Block 1, 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 and the issuance of the Special Certificate of Appropriateness with the following conditions:

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

*The conditions are as follows:*

- 1. The stucco on the addition shall be differentiated from the historic stucco.*
- 2. The windows on the addition shall not have sills to differentiate the historic structure from the addition.*
- 3. The windows on the historic structure shall match the original double-casement windows.*
- 4. Details and specifications of the windows shall be submitted to Staff for review.*
- 5. The proposed carport shall be setback two (2) inches from the front façade of the existing structure.*
- 6. Details of the balcony railing, decorative wall-mounted lights, and pavers shall be submitted to Staff for review.*
- 7. The roof tile shall be two-piece barrel tile.*

The motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the request for a variance to allow the proposed addition to have a rear setback of approximately four (4) feet, two (2) inches vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Ten (10) feet. If compatible with the neighborhood character, the Board of Adjustment or the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures as required by Article 2, Section 2-101 D (4) c of the Coral Gables Zoning Code.

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

The motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the request for a variance to allow the interior length of the proposed one-car carport to be twenty (20) feet, four (4) inches vs. the interior length of a one-car garage or carport shall be twenty-two (22) feet, as required by Article 10, Section 10-102 (A) 4a of the Coral Gables Zoning Code.

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

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

**ITEMS FROM THE SECRETARY: None.**

**DISCUSSION ITEMS:**

1. Re-Review of Balboa Plaza:
2. The reason that the Application for the Garden of Our Lord was sent to the Landmarks Advisory Board.

**OLD BUSINESS: None.**

**NEW BUSINESS: None.**

**ADJOURNMENT:**

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

The motion passed with a collective aye.

The meeting was adjourned at 10:00 pm

ATTACHMENT(S): Minutes of Historic Preservation Board Meeting of January 18, 2023.