



**City of Coral Gables
CITY COMMISSION MEETING
March 11, 2008**

ITEM TITLE:

Historic Preservation Board meeting of December 20, 2007

SUMMARY OF MEETING:

1. **CASE FILE LHD 2007-06** Consideration of the local historic district designation of the “Alcazar Avenue Historic District”, a lengthy legal is on file in the Historic Preservation Office. A motion was made and seconded to approve the local historic district designation of the Alcazar Avenue Historic District. (*Unanimously approved*)
2. **CASE FILE COA (SP) 2007-28 Continued** An application for the issuance of a Special Certificate of Appropriateness for the property at **2000 North Greenway Drive**, a non-contributing property within the “Country Club of Coral Gables Historic District”, legally described as Lots 8 and 9, Block 14, Coral Gables Section “E”, according to the Plat thereof, recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County Florida. The applicant is requesting design approval for the demolition of the existing structure and the construction of a new residence. A motion was made and seconded to approve the demolition of the existing structure and the design of the new residence as presented. (*Unanimously approved*)
3. **CASE FILE COA (SP) 2007-24 Continued** An application for the issuance of a Special Certificate of Appropriateness for the property at **701 North Greenway Drive**, a contributing property within the “Country Club of Coral Gables Historic District”, legally described as Lots 19 and 20, Block 23, Coral Gables Section “B”, according to the Plat thereof, recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County Florida. The applicant is requesting design approval for the installation of windows and doors. A motion was made and seconded to approve the application as presented. (*Unanimously approved*)
4. **CASE FILE COA (SP) 2007-27 Continued** An application for the issuance of a Special Certificate of Appropriateness for the property at **4718 Brooker Street**, a contributing property within the “MacFarlane Homestead Subdivision Historic District”, legally described as the Lot 1 less the south 65 feet, Block 1-A, MacFarlane Homestead Subdivision, according to the Plat thereof, recorded in Plat Book 5, Page 81 of the Public Records of Miami-Dade County Florida. The applicant is requesting design approval for the demolition of the existing structure and the installation of at-grade improvements. A motion was made and seconded to approve the demolition and the installation of at-grade improvements as proposed. (*Ayes: 6, Nays: 1. One “aye” was given with the condition that the owner get input from the LBW Homeowners’ Association regarding the proposed wall.*) A second motion was made and seconded to recommend and advise the City Commission to investigate and enforce equitable enforcement of Code in the Golden Gates subdivision. (*Unanimously approved*) No Action is required at this time. A meeting was held with Code Enforcement Lead Eli Gutierrez and Zoning Administrator Martha Salazar-Blanco to request that Code Enforcement investigate and ensure equitable enforcement of the Coral Gables Zoning Code throughout the City.

5. **CASE FILE COA (SP) 2007-26 Continued** An application for the issuance of a Special Certificate of Appropriateness for the property at **600 Alhambra Circle**, a local historic landmark, legally described as Lots 2 and 3, Block 21, Coral Gables Section B, according to the Plat thereof, recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County Florida. The applicant requested design approval for the construction of an addition and at-grade improvements. A variance was also requested for the allowable height for a wall.

A motion was made and seconded to deny the variance for a five foot, six inch wall. (*Unanimously approved*)
A second motion was made and seconded to approve the project with the four-foot wall. (*Unanimously approved*)

6. **CASE FILE COA (SP) 2007-13 Revised** An application for the issuance of a Special Certificate of Appropriateness for the property at 1044 Coral Way, a local historic landmark, legally described as Lot 1 and the west 32 feet of Lot 2, Block 11, Coral Gables Section "A," according to the Plat thereof, recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida. The applicant is requesting approval for variances from the Coral Gables Zoning Code for the allowable floor area ratio.

A motion was made and seconded to approve the variance. (*Unanimously approved*)

Mr. Guilford spoke to another part of the application related to an extension of the time period for building permits, stating that the applicant wanted to waive it. Ms. Kautz stated Staff's recommendation to grant the extension of the variance to three years, so as not to leave it open-ended.

A second motion was made and seconded to approve the request. (*Unanimously approved*)

7. **CASE FILE COA (SP) 2007-30** An application for the issuance of an Accelerated Special Certificate of Appropriateness for the property at 435 Alcazar Avenue, a potential contributing structure within the "Alcazar Avenue Historic District", legally described as Lot 21, Block 4, Coral Gables Section "B", according to the Plat thereof as recorded in Plat Book 5, at Page 111, of the Public Records of Miami Dade County, Florida. The applicant is requesting design approval for alterations to the existing structure.

A motion was made and seconded to approve the application with the removal of the stair wall and the addition of handrails in accordance with the Code and with a directive to have the applicant reconsider the front window and bring other changes back to the Board. (*Unanimously approved*)

ATTACHMENT(S):

1. Historic Preservation Board December 20, 2007 minutes