

CITY  
OF  
CORAL GABLES  
HISTORIC PRESERVATION BOARD  
MEETING

405 Biltmore Way,  
Coral Gables, Florida  
Wednesday, 4:05 p.m.,  
December 18, 2019.

PARTICIPANTS:

BRUCE EHRENHAFT, Chairperson  
ALBERT MENENDEZ, Vice Chairperson  
CESAR GARCIA-PONS, Board Member  
JOHN FULLERTON, Board Member  
XAVIER DURANA, Board Member  
RAUL R. RODRIGUEZ, Board Member  
MIKE SARDINAS, Board Member  
ALICIA BACHE-WIIG, Board Member

KARA KAUTZ, Historic Preservation Officer

ELIZABETH GUIN, Historic Preservation Coordinator

GUSTAVO J. CEBALLOS, Assistant City Attorney

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1                   MR. EHRENHAFT: Good afternoon. Welcome to  
2 the regularly-scheduled meeting of the Coral Gables  
3 Historic Preservation Board.

4                   We are residents of Coral Gables and are  
5 charged with the preservation and protection of historic  
6 or architecturally worthy buildings, structures, sites,  
7 neighborhoods, artifacts, which impart a distinct  
8 historical heritage of the city.

9                   The board is comprised of nine members. We  
10 have only eight present, presently sitting on the board,  
11 seven of the members -- I mean, yes, seven of the members  
12 who are appointed by the commission, one by the city  
13 manager, and the ninth is selected by the board and  
14 confirmed by the commission.

15                   Five members of the board constitute a  
16 quorum, and five affirmative votes are necessary for the  
17 adoption of any motion.

18                   Any person who acts as a lobbyist pursuant to  
19 the City of Coral Gables Ordinance Number 2006-11 must  
20 register with the city clerk prior to engaging in lobbying  
21 activities or presentations before the city staff, boards,  
22 committees and/or the city commission. A copy of the  
23 ordinance is available in the office of the city clerk.

24                   Failure to register and provide proof of  
25 registration shall prohibit your ability to present to the

1 historic preservation board on applications under  
2 consideration this afternoon.

3           Lobbyist is defined as an individual,  
4 corporation, partnership or other legal entity employed or  
5 retained, whether paid or not, by a principal who seeks to  
6 encourage the approval, disapproval, adoption, repeal,  
7 passage, defeat or modifications of, A, any ordinance,  
8 resolution, action, or decision of any city commissioner;  
9 B, any action, decision, recommendation of the city  
10 manager and city board committee, including, but not  
11 limited to, quasi-judicial advisory board, trust,  
12 authority or council; or C, any action, decision or  
13 recommendation of city personnel during the time period of  
14 the entire decision-making process on the action,  
15 decision, or recommendation which foreseeably will be  
16 heard or reviewed by the city commission or a city board  
17 or committee, including, but not limited to,  
18 quasi-judicial advisory board, trust, authority or  
19 council.

20           Presentations made to this board are subject  
21 to the city's false claims ordinance, Chapter 39 of the  
22 City of Coral Gables code.

23           I now officially call the City of Coral  
24 Gables Historic Preservation Board meeting of December  
25 18th, 2019 to order. The time is 4:07 p.m.

1 Present today are the following board  
2 members: To my right, Alicia Bache-Wiig; Xavier Durana;  
3 John Fullerton; Cesar Garcia-Pons; to my left, Albert  
4 Menendez, who is our vice chair; Raul R. Rodriguez; and  
5 Mike Sardinias. I am Bruce Ehrenhaft.

6 Staff present today from the Historical  
7 Resources and Cultural Arts department are Kara N. Kautz,  
8 the city's historic preservation officer; and ElizaBeth B.  
9 Guin, the city's historic preservation coordinator. We  
10 have no absences.

11 And regarding approval of minutes, we do not  
12 today have minutes from our November 20th, 2019 board  
13 meeting, so at the next board meeting on Wednesday,  
14 January, 15th, 2020, we can discuss for approval the  
15 minutes from November 20th and from today's meeting.

16 Regarding ex parte communications, please be  
17 advised that this board is a quasi-judicial board and the  
18 items on the agenda are quasi-judicial in nature which  
19 requires board members to disclose all ex parte  
20 communications.

21 Any ex parte communication is defined as any  
22 contact, communication, conversation, correspondence,  
23 memorandum or other written or verbal communication that  
24 takes place outside a public hearing between a member of  
25 the public and a member of the quasi-judicial board

1 regarding matters to be heard at the quasi-judicial board  
2 meeting.

3 If anyone has made any contact with a board  
4 member, when the issue comes before the board, the member  
5 must state on the record the existence of the ex parte  
6 communication, the board -- the party who originated the  
7 communication, and whether the communication will affect  
8 that board member's ability to impartially consider the  
9 evidence being presented regarding the matter.

10 We have on today's distributed agenda one  
11 item that has been deferred. It is Case File COA-SP  
12 2019-021, which is an application for a special  
13 certificate of appropriateness for the property located at  
14 4 -- 4600 Brooker Street.

15 MS. GUIN: No. I'm just confirming that's  
16 true.

17 MR. EHRENHAFT: Okay. So I was just going to  
18 turn and ask does staff have additional input regarding  
19 that matter?

20 MS. GUIN: No.

21 MR. EHRENHAFT: Okay, all right, and no other  
22 item is being deferred?

23 MS. GUIN: Not at the moment.

24 MR. EHRENHAFT: Okay. I'm sorry?

25 MS. GUIN: Not at the moment.

1 MR. EHRENHAFT: Okay. Thank you. All right.

2 If there are any persons in the audience who will be  
3 testifying today, please rise to be sworn in.

4 (Thereupon, persons who intended on testifying were duly  
5 sworn on oath by the court reporter.)

6 MR. EHRENHAFT: So Kara, you're good, I can  
7 proceed, or should I wait a moment?

8 MS. KAUTZ: Give me a moment.

9 MR. EHRENHAFT: Sure.

10 MS. KAUTZ: Got it.

11 MR. EHRENHAFT: So the first item on the  
12 agenda is a local historic designation. It's Case File  
13 LHD 2019-008. The property is located at 1208 Asturia  
14 Avenue.

15 The consideration of this is the  
16 consideration of the local historic designation of the  
17 property at 1208 Asturia Avenue legally described as Lots  
18 13 and 14, Block Six, Coral Gables Section E, according to  
19 the plat thereof as recorded in Plat Book Eight at Page 13  
20 of the public records of Miami-Dade County.

21 MS. KAUTZ: Thank you. Staff is prepared to  
22 present the application to you all. It was deferred from  
23 the last meeting at the request of the owner. They have  
24 now today requested a continual, another deferral.

25 MR. EHRENHAFT: Another deferral.

1 MS. KAUTZ: We are prepared to take it  
2 forward if you all would like to grant the deferral. I'm  
3 going to leave it up to you. They're here to speak.

4 MS. VALLS: I will.

5 MR. GARCIA-PONS: They want to speak.

6 MS. KAUTZ: Yes. Go ahead.

7 MS. VALLS: Hi. I'm Desiree Valls. I'm the  
8 owner of the property.

9 MR. EHRENHAFT: Could you state also for the  
10 record your address, please?

11 MS. VALLS: My current address?

12 MR. EHRENHAFT: Your name, your name and your  
13 address.

14 MS. VALLS: My name is Desiree Valls. My  
15 address is 525 Southwest 22nd Road.

16 MR. EHRENHAFT: Okay, thank you.

17 MS. VALLS: Sorry. Yes. We got deferred  
18 last month, and we wanted to see if we could get deferred  
19 again.

20 We just hired an attorney, Mario  
21 Garcia-Serra, and we wanted more time to prepare because  
22 it kind of took us -- it came from left field and we  
23 weren't ready last month. We got it a day before the  
24 hearing, so we wanted to see if it was possible to get it,  
25 another deferment and just prepare everything so we have

1 like a solid, well-thought-out argument for you guys for  
2 this property. We would be ready for January.

3 MR. EHRENHAFT: Okay.

4 MR. CEBALLOS: And just to remind the board,  
5 the property owner does have a right to legal  
6 representation.

7 Additionally, the property owner I believe  
8 had originally requested a demolition, which is the reason  
9 why this all began.

10 MS. VALLS: Yes.

11 MR. CEBALLOS: And if they're requesting a  
12 deferral, a deferral would only injure the property owner  
13 and not the city as they would still have to wait another  
14 month before they can continue with anything.

15 MR. EHRENHAFT: I see. Okay. Any discussion  
16 from board members?

17 MR. GARCIA-PONS: If it's all right, I'd like  
18 to make a motion for a deferral.

19 MR. EHRENHAFT: Okay.

20 MR. GARCIA-PONS: To approve the deferral.

21 MR. FULLERTON: I'll second.

22 MR. EHRENHAFT: Okay, okay. Call the roll,  
23 please.

24 MS. KAUTZ: Oh, that's me. Sorry. Alicia  
25 Bache-Wiig?

1 MS. BACHE-WIIG: Yes.

2 MS. KAUTZ: Mr. Durana?

3 MR. DURANA: Yes.

4 MS. KAUTZ: Mr. Fullerton?

5 MR. FULLERTON: Yes.

6 MS. KAUTZ: Mr. Garcia-Pons?

7 MR. GARCIA-PONS: Yes.

8 MS. KAUTZ: I think Bruce has to go last.

9 Mr. Sardinias?

10 MR. SARDINAS: Yes.

11 MS. KAUTZ: Mr. Rodriguez?

12 MR. RODRIGUEZ: Yes.

13 MS. KAUTZ: Mr. Menendez?

14 MR. MENENDEZ: Yes.

15 MS. KAUTZ: Mr. Ehrenhaft?

16 MR. EHRENHAFT: Yes.

17 MS. KAUTZ: Okay.

18 MS. VALLS: Thank you.

19 MS. KAUTZ: So the meeting is the third

20 Thursday in January.

21 MS. GUIN: Third Wednesday.

22 MS. KAUTZ: Third Wednesday. I'm so sorry.

23 MR. EHRENHAFT: Third Wednesday.

24 MS. KAUTZ: Yes, the 15th.

25 MS. VALLS: Thank you so much.

1 MS. KAUTZ: Thank you.

2 MR. RODRIGUEZ: Mr. Chairman, may I make a  
3 comment, please?

4 MR. EHRENHAFT: Yes, certainly.

5 MR. RODRIGUEZ: Okay. I just wanted to go on  
6 the record. We're not even allowed to drive by a property  
7 to look at it without declaring an ex parte comment.

8 I found today's article in The Herald  
9 offensive. We are a quasi-judicial board and we're here  
10 -- it's very obvious to me how that article got planted,  
11 and it quotes directly from staff. I don't think we --  
12 staff should be commenting on things that are going to  
13 come before us, and I don't think that we should have --  
14 whoever encouraged this designation should not be planting  
15 articles in The Herald trying to influence this board.

16 To me, that's an ex parte communication  
17 directly within the quote that he just delivered.

18 MS. KAUTZ: Okay. That was not generated by  
19 staff.

20 MR. RODRIGUEZ: Well, you recorded.

21 MS. KAUTZ: He asked me, the reporter asked  
22 me in an e-mail, in two e-mails, a series of three  
23 questions: Who, who brought the application; why was it  
24 deferred; and then there was one other one about the  
25 process, and that is it.

1           MR. RODRIGUEZ: But Kara, much of the article  
2 looked like it was part of the -- taken directly from the  
3 staff recommendation, from the staff report.

4           MS. KAUTZ: Well, the staff report is public  
5 record. I can't --

6           MR. RODRIGUEZ: I realize that. There's  
7 nothing we can do at this point. We're not going to hear  
8 it today.

9           I just found the idea that whoever is behind  
10 the designation order would go to the public, to The  
11 Herald and would have an article printed on the front page  
12 on the day of our meeting, that is an ex parte  
13 communication.

14           MS. KAUTZ: I can't answer that question. I  
15 don't know where that came from. I was approached by the  
16 reporter who said he thought it was an interesting story  
17 and wanted to write about it.

18           MR. RODRIGUEZ: The message goes to those who  
19 are advocating the designation.

20           MS. KAUTZ: Okay, okay.

21           MR. RODRIGUEZ: They should be, they should  
22 be made aware of our rules that restrict our ability to  
23 have communications with outside parties.

24           MS. KAUTZ: Understood. Right.

25           MR. EHRENHAFT: Thank you.

1 MR. FULLERTON: As our legal advisor, what's  
2 just been talked about --

3 MR. CEBALLOS: That, a publication in The  
4 Miami Herald would not be considered an ex parte  
5 communication.

6 MR. RODRIGUEZ: Well, advocated a position  
7 before us on the day of our own meeting.

8 MR. CEBALLOS: And if you read that  
9 information and you feel that it would not allow you to be  
10 objective, then you may have to disclose that information  
11 and recuse yourself, but that is not an ex parte  
12 communication by the definition of it.

13 MR. EHRENHAFT: Okay. Thank you. All right.  
14 Well, then we will proceed to the next item on the agenda,  
15 and that is a special certificate of appropriateness,  
16 public hearing on Case File COA-SP 2019-012. The property  
17 is located at 700 Alhambra Circle.

18 This is an application for the issuance of a  
19 special certificate of appropriateness for the property at  
20 700 Alhambra Circle, a contributing resource within the  
21 Alhambra Circle Historic District, legally described as  
22 Lots 16, 17, and 18, Block 23, Coral Gables Section B,  
23 according to the plat thereof and recorded in Plat Book  
24 Five at Page 111 of the public records of Miami-Dade  
25 County, Florida.

1           The application requests design approval for  
2 additions to the residence, alterations to the residence,  
3 and auxiliary structure and site work.

4           MS. KAUTZ: Yes. Can you put the Power Point  
5 up, please, for the second item? Thank you.

6           MR. RODRIGUEZ: Do you want any disclosures  
7 of ex parte communications at this point?

8           MR. EHRENHAFT: I'm sorry. I'm supposed to  
9 ask. Are there any --

10          MS. KAUTZ: Can you read this, can you read  
11 this?

12          MR. EHRENHAFT: -- disclosures of ex parte  
13 communications regarding the property?

14          MR. RODRIGUEZ: Yes. I have a disclosure.

15          MR. EHRENHAFT: All right.

16          MR. RODRIGUEZ: I was friends with the  
17 previous owner. I've been in that house many times. I'm  
18 familiar with the property.

19                 That's not going to affect my ability to pass  
20 judgment on this matter, but I wanted the record to be  
21 clear.

22          MR. EHRENHAFT: Okay. Thank you.

23          MS. KAUTZ: I thought I had time to prepare  
24 for this while you all were discussing the designation,  
25 but there you go. This is the location of the property,

1 700 Alhambra Circle.

2 MR. RODRIGUEZ: That's not the location.

3 MS. KAUTZ: That's actually not the location  
4 of this property.

5 MR. RODRIGUEZ: To the right.

6 MS. KAUTZ: Up and to the right.

7 MR. RODRIGUEZ: Yes.

8 MS. KAUTZ: On the corner of Casilla and  
9 Alhambra. It is a contributing residence within the  
10 Alhambra Circle Historic District designed in 1929, a late  
11 Mediterranean revival designed by Anthony Zink, and over  
12 the years they've had some additions to the property. A  
13 pool was added. An addition was constructed in 1979.

14 In 2010 a special COA was approved by a  
15 previous iteration of this board for a two-story addition  
16 with a rooftop terrace to the west of the existing  
17 residence.

18 This is a 1920s photograph, '20s or '40s,  
19 early photograph of the house. It looks a little bit  
20 different. The fence has been built up a bit.

21 MR. GARCIA-PONS: '40s.

22 MS. KAUTZ: Thanks, and that's the end of the  
23 presentation, so we -- no variances were requested.

24 The board of architects reviewed it on  
25 December 5th with the recommendation the architect study

1 the addition of some engaged columns at the auxiliary  
2 structure, and I'll let you discuss that with the  
3 architect.

4 We do have a few conditions that we would  
5 like to incorporate into the recommendation of approval  
6 that I'll go over that afterwards, so I'm going to turn it  
7 over to the architect to present. Forward, backward.

8 MR. BALLI: This is forward?

9 MS. KAUTZ: Forward.

10 MR. BALLI: Forward, backward. Okay. Good  
11 afternoon. I'm Giorgio Balli with Balli-Trautman  
12 Architects. I'm at 1533 Sunset Drive, Coral Gables.

13 MR. EHRENHAFT: Thank you.

14 MR. BALLI: So the project basically consists  
15 of the addition of a terrace in the backyard and a  
16 walkway, covered walkway to link the guest house to the  
17 main house.

18 Also there is a small parking area in the  
19 front of the property that we're proposing. The owners  
20 have a concern that when people come to the house through  
21 Alhambra, there's absolutely no place to park so everybody  
22 just parks in the green area on the parkway between the  
23 street and the sidewalk, rings the gate, and they come in,  
24 so we're proposing an access point at that, on Alhambra as  
25 well, and that's it.

1           Let me run through the slides. This is a  
2 picture, on top, of the existing residence. The space  
3 that you see there where we are adding the terrace is the  
4 kitchen and breakfast area, so that provides a nice link  
5 to the pool area that the house at this point is missing.

6           Also you see the walkway connecting to the  
7 guest house. That's the existing site plan. Right now  
8 it's open. There is no link, covered, between the two,  
9 between the guest house on the top and the main house.

10           There's a proposed site plan indicating the  
11 terrace adjacent to the pool and the walkway which forms a  
12 T for the two doors to access that area.

13           You see on the bottom right, that's the  
14 parking area that we're proposing with a secondary gate  
15 access with some parking to be able to receive guests into  
16 the residence.

17           Another thing that we're doing on the top  
18 right above the pool is when the owners bought the  
19 property, there was an enclosure of a certain area that  
20 did not meet the code, so we are actually reconvertng  
21 that area on the top right to another covered terrace,  
22 open, rather than a living area.

23           These are the existing floor plans of the  
24 main house, first level, second level. You see there in  
25 where the kitchen is, that's where the new terrace is

1 going to go. It's sort of a natural for a link to the  
2 pool and deck area.

3 Now, on the second floor, we took staff's  
4 recommendation and we believe it is better to keep that  
5 existing area enclosed, so that's going to be a bathroom  
6 there.

7 As you can see here by the new, the new  
8 plans, you see the top left, the new terrace with the  
9 walkway over to the guest house, and the second level is  
10 an open terrace from the master bathroom and from the, one  
11 of the bedrooms. This is just a bigger view of it.

12 Again, the ground floor has French doors  
13 coming out of the kitchen, and on the second level there's  
14 a French door from one of the bedrooms and from the master  
15 bathroom to the new terrace.

16 This is the existing guest house. On the  
17 first floor, the room all the way to the right which is  
18 currently enclosed will now become an open terrace -- or a  
19 covered terrace as you'll see in the next slide. We're  
20 proposing to just remodel the existing apartment as it is.

21 This is the work to be done to the guest  
22 house, the walkway link, and then in the back the covered,  
23 the new terrace covered which was air-conditioned space  
24 before now becomes a terrace, and then showing the second  
25 level with the remodeling of the existing guest house.

1           These are the existing elevations of the home  
2 with no -- showing the existing addition that was done in  
3 1979 as, this is as it appears now, and this is our  
4 proposed elevations showing the link and the new terrace.

5           We've also lined up the French doors as per  
6 staff's recommendations which we thought was a very good  
7 suggestion.

8           And this is the other, the other elevations,  
9 again showing the walkway section in the middle and on the  
10 top and showing the terrace view and the French door to  
11 the master bedroom, and that's it. Any questions, I'm  
12 available.

13           MR. SARDINAS: Giorgio, a couple of quick  
14 questions.

15           MR. BALLI: Yes.

16           MR. SARDINAS: One, the drawings that we have  
17 here are slightly different than what's being presented?

18           MR. BALLI: They are.

19           MR. SARDINAS: Okay.

20           MR. BALLI: I took the liberty, I don't know  
21 if I did right or wrong, but two of the comments that  
22 staff made I found were very viable and, in fact, made the  
23 project I think better by keeping the enclosure of that  
24 section on the second floor over the terrace.

25           It became too complicated in retrospect to do

1 it, so we decided to leave that, and also to line up that  
2 French door with the kitchen door below it --

3 MR. SARDINAS: Okay.

4 MR. BALLI: -- which I think was --

5 MR. SARDINAS: Thank you.

6 MR. EHRENHAFT: Okay. Kara, are you going to  
7 -- you have additional input, or?

8 MS. KAUTZ: Yes, unless you all want to  
9 discuss, and then I'll go over with the comments.

10 MR. EHRENHAFT: Okay, all right, okay, okay.

11 MR. GARCIA-PONS: Actually my question is  
12 about the comments.

13 MS. KAUTZ: Oh, okay.

14 MR. GARCIA-PONS: So if we can --

15 MS. KAUTZ: Sure.

16 MR. GARCIA-PONS: Giorgio, I don't know if  
17 you take comments.

18 MS. KAUTZ: Yes. So the first one is about  
19 the material of the detail of the columns of the terrace  
20 addition. It's not called out. I'm assuming it's  
21 concrete covered in stucco with some sort of banding that  
22 matches the house.

23 MR. BALLI: Yes, exactly. Our idea is to  
24 match exactly the style of the house, the mouldings, line  
25 up all the mouldings, et cetera.

1 MS. KAUTZ: Okay. Typically we ask for the  
2 mouldings to be slightly differentiated in an addition.

3 In this case I'm not really sure how you do  
4 that because you're tying right into them.

5 MR. BALLI: Yeah.

6 MS. KAUTZ: So without knowing exactly what  
7 the profile of the moulding is, maybe we can just work on  
8 making it a little bit different.

9 MR. BALLI: Okay.

10 MS. KAUTZ: There is a continuous moulding  
11 that's shown, I think there's a photograph in your staff  
12 report, underneath the windows that's not drawn in  
13 elevation, and that just needs to remain.

14 MR. BALLI: Okay.

15 MS. KAUTZ: Don't take it off --

16 MR. BALLI: Sure.

17 MS. KAUTZ: -- unless you're -- you know,  
18 when you bring that door down, yes, it's fine.

19 MR. BALLI: We'll make that modification and  
20 show it.

21 MS. KAUTZ: Okay. The second floor, the  
22 bathroom closet that is on you all's Sheet A Four, we  
23 recommended that it remain --

24 MR. BALLI: Yes.

25 MS. KAUTZ: -- and you're showing it to

1 remain.

2 MR. BALLI: Yes.

3 MS. KAUTZ: It's just, it's cleaner and  
4 you're not looking at a column.

5 MR. BALLI: Yep.

6 MS. KAUTZ: Window glass is to be clear once  
7 inside profile. That's our typical note.

8 So this one -- can you put the Power Point  
9 back up, please? Actually, that's perfect. Stay right  
10 there.

11 The next one, we recommend approval of the  
12 covered terrace as a connector only with the stipulation  
13 that in the future, an expansion will not be allowed to  
14 add a walkway at the second floor level, projecting sort  
15 of ahead to a future buyer, someone --

16 MR. BALLI: Probably.

17 MS. KAUTZ: -- it would be very simple to  
18 just put a railing on this, put a railing around this, you  
19 know, the second floor at the garage and call it a  
20 brand-new, two-story sun deck, and we are not in favor of  
21 that. A simple one story connector is what we're after,  
22 so it's our recommendation that there not be a future  
23 consideration.

24 Number Six is -- so you just can't really see  
25 it here.

1 MR. GARCIA-PONS: You can see it in the plan.

2 MS. KAUTZ: The same thing you have. So  
3 Number Six in your Plan A Three, the walkway that's  
4 getting re-shifted to meet the new covered walkway, the  
5 way it hits now, you're walking right into a column, so it  
6 just -- that walkway needs to be shifted.

7 MR. BALLI: Yeah. That's no problem.

8 MS. KAUTZ: I mean, it's a simple fix.

9 MR. BALLI: That's the pavers, the pavers.

10 MS. KAUTZ: Yes.

11 MR. BALLI: We can redo those pavers.

12 MS. KAUTZ: So they just need to --

13 MR. BALLI: Yes.

14 MS. KAUTZ: -- miss the column.

15 MR. BALLI: Not a problem.

16 MS. KAUTZ: Centering the new windows and new  
17 French doors on the second floor with the first floor  
18 doors, the existing house is very carefully designed to  
19 line up the first and second floor elements, which they've  
20 incorporated that comment on the elevation. Can you show  
21 them?

22 And Number Eight is to eliminate the paver  
23 parking area and the modifications to the perimeter wall  
24 from the certificate.

25 MR. RODRIGUEZ: What was the last point,

1 please?

2 MS. KAUTZ: To eliminate the front paver  
3 parking area.

4 MR. BALLI: That --

5 MS. KAUTZ: I know, and we told you all along  
6 that I wasn't --

7 MR. BALLI: Yes.

8 MS. KAUTZ: -- in favor of that. So it's  
9 just --

10 MR. BALLI: No, I know.

11 MS. KAUTZ: -- I don't want to add 1,000  
12 square feet of paving.

13 MR. BALLI: I just want to try and make --

14 MS. KAUTZ: You can.

15 MR. BALLI: -- my point if I can, and  
16 ultimately it's your decision.

17 MR. GARCIA-PONS: Actually it's on Sheet A  
18 One for those of us --

19 MS. KAUTZ: Yes.

20 MR. BALLI: I'll pull it up here, and you  
21 should have it there also.

22 Yeah, this is just a matter of the  
23 functionability of the home. There is already a gate  
24 access on the side street, so in my opinion as an  
25 architect, I don't see anything wrong with providing

1 another entrance off of the main entrance to the house  
2 where guests can arrive, be let in, park and walk to the  
3 front door, rather than parking on the sort of parkway on  
4 the green, on the grass between the street and the  
5 sidewalk, and the owners really wanted that.

6 But again, ultimately it's the decision of  
7 the board. I just wanted to state that.

8 MR. GARCIA-PONS: It would require a new  
9 driveway and a new opening in the wall.

10 MR. BALLI: Correct, a new gate -- a new  
11 opening with a sliding gate to match the other one and  
12 then pavers to match the Chicago brick that's there so you  
13 can park a few cars inside the property and not leave them  
14 parked outside.

15 I think, you know, if you're having a party,  
16 it's probably better for the city to have the cars parked  
17 inside than a million cars on the right of way, but you  
18 know.

19 MR. RODRIGUEZ: May I ask a question?

20 MR. EHRENHAFT: Certainly.

21 MR. RODRIGUEZ: Has this driveway been run by  
22 zoning and/or the board of architects?

23 MS. KAUTZ: Both, and I had --

24 MR. RODRIGUEZ: And what have they said?

25 MS. KAUTZ: Well, there's quite a bit of

1 discussion in the -- with me and one of the zoning  
2 reviewers because the zoning code prohibits driveways that  
3 don't lead to a garage or carport, and within that same  
4 language in the code -- it's kind of a long paragraph, I  
5 can read the whole thing to you if you want, I have it on  
6 my phone -- it prohibits it, and then if you read further  
7 down, it says if a property is on a corner, the board of  
8 architects shall have the ability to approve an alternate  
9 location for a driveway, which in me reading it, the code  
10 also requires that if you're on a side street, the  
11 driveway be hidden on the side street.

12           So to me they're two separate things: Your  
13 driveway has to lead to a garage; but the board of  
14 architects, if you move your garage, they can approve  
15 that.

16           This to me is still a driveway leading to  
17 nowhere, so the board of architects did approve this.  
18 They didn't note like that they were approving a variation  
19 from the code specifically, but they reviewed the site  
20 plan.

21           MR. RODRIGUEZ: And zoning?

22           MS. KAUTZ: And zoning has said that -- you  
23 know, my comment to them was that he said the board of  
24 architects looked at it and they approved it.

25           But how it normally works is with the board

1 of architects, if they are reviewing an architectural  
2 feature that's a deviation from the code, which they're  
3 allowed to do, they need to stamp it and sign it as a  
4 deviation that they know that they're approving an  
5 architectural feature.

6 So as of right now, it didn't raise any flags  
7 with zoning. In my opinion, it's still a driveway to  
8 nowhere.

9 MR. GARCIA-PONS: Discussion?

10 MR. EHRENHAFT: Certainly, yes, please.

11 MR. GARCIA-PONS: So I was -- I looked at all  
12 the city's conditions. In fact, I don't -- some of them  
13 that you agreed to, I probably would have argued a little  
14 bit more, but if it worked out for you.

15 I think Number Eight is an important one, not  
16 for the reasons that Kara just mentioned, but also the  
17 creation of a new driveway onto a primary right of way,  
18 the creation of a gate where a car going over a sidewalk  
19 through a wall into a gate into a yard is something that  
20 does affect the public realm.

21 And then just I think the point that Kara was  
22 making as the more important one is having an opening, a  
23 driveway to a hard surface lot and not leading into either  
24 a porte cochere or a garage I think is not what this house  
25 and site is about.

1 I think it's also generally true for all  
2 other houses and sites, but I think and particularly with  
3 this house and site in its location, it has the  
4 functionality of having a very appropriate driveway and  
5 entrance on the side street leading into a garage.

6 Your ease of the party-goers, I think it's  
7 great, but you know, we just park in the swale like every  
8 place else and we walk in the front door as we're supposed  
9 to.

10 So my position on that is I agree with seven  
11 out of the, or eight -- I agree with the eighth comment.

12 MR. RODRIGUEZ: How about if it were moved to  
13 the side, on the Casilla side? That would meet your  
14 concerns with the code exemption.

15 MS. KAUTZ: It does.

16 MR. RODRIGUEZ: Would he be willing to move  
17 it to the side?

18 MR. BALLI: To move the other entrance to the  
19 side?

20 MS. KAUTZ: No; to have like a bigger, a  
21 bigger drive, you know, a motor court back here.

22 MR. BALLI: Yeah. I discussed this with the  
23 owners and --

24 MS. KAUTZ: You need to be on the -- take a  
25 mike.

1                   MR. BALLI: I talked about this with the  
2 owners, and there's some palm trees there that they said  
3 they didn't want to get rid of, so if they weren't able to  
4 park up front, they rather just not do, not do anything  
5 and leave it, you know, the way it is, but that's a  
6 possibility.

7                   MR. FULLERTON: It's kind of a difficult  
8 access to the front door, isn't it, where you welcome your  
9 guests?

10                  MR. BALLI: Yeah. People, you know, they  
11 have to park in the street basically --

12                  MR. FULLERTON: No, I understand.

13                  MR. BALLI: -- and come through the gate, so.

14                  MR. GARACIA-PONS: Which leads to the front  
15 door.

16                  MR. BALLI: Right.

17                  MR. FULLERTON: From here? Oh, well, yeah.  
18 You have to park across the street.

19                  MR. RODRIGUEZ: There is a lot of swale space  
20 there.

21                  MR. BALLI: Yeah.

22                  MS. KAUTZ: And a median, the Alhambra  
23 median.

24                  MR. RODRIGUEZ: Well, they can't park in the  
25 median, supposedly.

1 MS. KAUTZ: That's true.

2 MR. RODRIGUEZ: Because there are big trees  
3 there.

4 MS. KAUTZ: That's true.

5 MR. GARCIA-PONS: If you're ready to  
6 entertain a motion, Mr. Chair, I'm happy to make one.

7 MR. EHRENHAFT: Okay.

8 MR. GARCIA-PONS: I'd like to move to approve  
9 the application with the city's comments.

10 MR. MENENDEZ: I second that.

11 MR. EHRENHAFT: My understanding was that the  
12 first seven, they were basically in agreement with all of  
13 them.

14 MR. GARCIA-PONS: Correct.

15 MR. EHRENHAFT: Right?

16 MR. GARCIA-PONS: And I'm recommending all of  
17 them.

18 MR. EHRENHAFT: So, recommending, yes, okay.  
19 Thank you. Okay.

20 MR. MENENDEZ: I don't know if anybody in the  
21 audience that wants to --

22 MR. EHRENHAFT: No, I know. I would need to  
23 ask, so does anybody in the audience wish to speak in  
24 favor of the case or in opposition? Okay, okay.

25 Well, this then closes the public hearing

1 portion of the case. We're going to call roll, but.

2 MS. GUIN: We are ready.

3 MR. EHRENHAFT: Okay. You can do it from the  
4 podium. Okay, all right. May we call the roll then,  
5 please?

6 MS. GUIN: Miss Bache-Wiig?

7 MS. BACHE-WIIG: Yes.

8 MS. GUIN: Mr. Durana?

9 MR. DURANA: No.

10 MS. GUIN: Mr. Fullerton?

11 MR. FULLERTON: Yes.

12 MS. GUIN: Mr. Garcia-Pons?

13 MR. GARCIA-PONS: Yes.

14 Ms. GUIN: Mr. Sardinas?

15 MR. SARDINAS: Yes.

16 MS. GUIN: Mr. Rodriguez?

17 MR. RODRIGUEZ: Yes.

18 MS. GUIN: Mr. Menendez?

19 MR. MENENDEZ: Yes.

20 MS. GUIN: Mr. Ehrenhaft?

21 MR. EHRENHAFT: Yes.

22 MS. KAUTZ: Thank you, thanks.

23 MR. EHRENHAFT: Certainly.

24 MR. FULLERTON: Excuse me a minute. Be right  
25 back.

1 MR. EHRENHAFT: Certainly. Why don't we take  
2 a five-minute recess, please?

3 MR. MENENDEZ: No. We don't need it.

4 MS. GUIN: We're just shutting down the tape.

5 MR. RODRIGUEZ: Is there anything left on the  
6 agenda?

7 MR. MENENDEZ: No.

8 MS. KAUTZ: You just have to give me a pause  
9 every time we skip items because --

10 MR. EHRENHAFT: Mr. Fullerton asked if we  
11 might pause for a moment.

12 MR. GARCIA-PONS: No. He just wanted to take  
13 a break for himself. We can continue.

14 MR. EHRENHAFT: Okay, okay, okay, all right,  
15 so.

16 MS. KAUTZ: I need my agenda. So I'm not  
17 usually this unorganized and I'm terribly sorry, as -- if  
18 any of you don't know, Yessie Diaz, our administrative  
19 assistant, left, so we're sort of all pulling triple duty  
20 right now, so which is why we're running the machine.

21 So if you move on to board's item and city  
22 commission project updates, so there, as a result of 333  
23 Catalonia, and Gus can help speak to this too, as a result  
24 of the Catalonia project, which we reported to you last  
25 time the appeal didn't go forward, the commissioners

1 brought up sort of the process as an item on the  
2 commission agenda, and so the result of that being that  
3 once an appeal -- there are two items.

4           Once an appeal is put into place and the time  
5 has lapsed, and correct me if I'm wrong, the time has  
6 lapsed, staff, we have an additional 72 hours, from the  
7 time that someone has been determined to not have standing  
8 for an appeal, to put our own appeal in, so that's  
9 correct?

10           MR. CEBALLOS: That is correct.

11           MS. KAUTZ: Okay.

12           MR. CEBALLOS: You basically have 72 hours at  
13 any point past the ten days that you have to appeal if it  
14 is determined that either the application is deficient or  
15 that the applicant lacks standing.

16           MS. KAUTZ: So, so that means we have an  
17 opportunity to step in if there's a problem, which we're  
18 hoping there shouldn't be anymore. If we find that a  
19 property should have been appealed, should be appealed,  
20 we're just going to do it. We're just -- we're not going  
21 to wait for another applicant to go in. We'll just do it  
22 ourselves.

23           MR. EHRENHAFT: Okay.

24           MS. KAUTZ: Dona felt very strongly that  
25 Catalonia should have been appealed, and we were relying

1 on an outside appeal.

2 And then the second one was to change our  
3 section of the zoning code about appeals to add, just for  
4 historic preservation appeals, to add Dade Heritage Trust  
5 as an aggrieved party -- add Dade Heritage Trust as an  
6 aggrieved party named specifically, so, so they will  
7 automatically have standing.

8 MR. RODRIGUEZ: What's the effect of that,  
9 that they'll be able to appeal?

10 MS. KAUTZ: Uh-huh. They automatically have  
11 standing so they don't have to be within a thousand, you  
12 know, a thousand-foot radius. They don't have to have  
13 gotten the notice.

14 MR. RODRIGUEZ: Will they have a ten-day  
15 period to appeal?

16 MS. KAUTZ: I'm sorry?

17 MR. RODRIGUEZ: Will the ten-day period also  
18 apply to Dade Heritage Trust?

19 MR. CEBALLOS: Yes.

20 MR. EHRENHAFT: And that would start to run  
21 on what day, today?

22 MS. KAUTZ: Yes, the day of the meeting, the  
23 day the action is taken by the board.

24 MR. EHRENHAFT: Okay.

25 MR. CEBALLOS: The proposed changes have not

1 taken effect yet, if that was the question, that they  
2 still have to go before planning and zoning, and then one  
3 of the two items will go before the commission meeting on  
4 the 28th I believe of January, and second reading would be  
5 the first meeting in February, so it would not likely take  
6 effect until after the first hearing, commission hearing  
7 in February.

8 MR. EHRENHAFT: Okay.

9 MS. KAUTZ: Correct.

10 MR. EHRENHAFT: So the ten-day period would  
11 start after that last hearing, the commission hearing. Is  
12 that correct?

13 MS. KAUTZ: No, no, no.

14 MR. EHRENHAFT: Oh, no. I'm sorry.

15 MS. KAUTZ: I mean, that just takes effect --

16 MR. EHRENHAFT: Oh, okay, takes effect.

17 MS. KAUTZ: -- after the commission, yes.

18 MR. EHRENHAFT: Okay. I'm sorry. Okay.

19 MS. KAUTZ: So for now, you know, it stays as  
20 is until the commission votes on it.

21 MR. EHRENHAFT: Okay.

22 MS. KAUTZ: So.

23 MR. EHRENHAFT: Thank you.

24 MS. KAUTZ: That's that.

25 MR. EHRENHAFT: Any other discussion items?

1 MS. KAUTZ: Hold on. I'll forget. I'm just  
2 going to do it afterwards. Otherwise I'm not going to  
3 stop and do it each time.

4 MR. EHRENHAFT: That's all right.

5 MS. KAUTZ: Forget it. Do we have anything  
6 else to share?

7 MS. GUIN: I don't think so.

8 MR. EHRENHAFT: Okay.

9 MS. KAUTZ: I think that's it from us except  
10 merry, happy holidays and merry everything and give out  
11 little trinkets for you.

12 MR. FULLERTON: Where's the party?

13 MS. KAUTZ: Huh?

14 MR. FULLERTON: Where is the Christmas party?

15 MS. KAUTZ: Sadly I wanted to have one at my  
16 house so you all could see it, but we're decorating boxes  
17 still, so you know, hanging garland on boxes still, so  
18 soon.

19 MR. EHRENHAFT: Okay.

20 MR. RODRIGUEZ: Motion to adjourn.

21 MR. EHRENHAFT: Certainly.

22 MR. RODRIGUEZ: This is enough of that.

23 MR. EHRENHAFT: Second?

24 MR. MENENDEZ: Second.

25 MR. EHRENHAFT: Okay. All in favor, say aye.

1 THE BOARD MEMBERS: Aye (collectively).

2 MR. EHRENHAFT: Opposed, say nay. Okay.

3 Thank you. The meeting is adjourned, and it is 4:43 p.m.

4 (Thereupon, proceedings were concluded at 4:43 p.m.)

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STATE OF FLORIDA)  
COUNTY OF DADE)

I, DOREEN M. STRAUSS, do here by certify that  
the foregoing pages, numbered from 1 to including 37,  
represent a true and accurate transcription of the record  
of the proceedings in the above-mentioned matter.

WITNESS my hand in the City of Miami this 10th  
day of January, 2020.

*Doreen Strauss*



Doreen M. Strauss