

1 indicated he's going to recuse himself in a  
 2 couple of matters, and I think it would be  
 3 appropriate for him to sit in on the ones that  
 4 he's not recusing himself on.  
 5 CHAIRMAN FLANAGAN: That's a good point.  
 6 Marshall, which items do you need to recuse  
 7 yourself on?  
 8 MR. BELLIN: The last two, 33 Alhambra and  
 9 Navarre.  
 10 CHAIRMAN FLANAGAN: Do me a favor, on the  
 11 agenda, Marshall, you need to recuse yourself  
 12 for Items 12, 13, 14?  
 13 MR. BELLIN: Yes.  
 14 CHAIRMAN FLANAGAN: And which are the other  
 15 ones that you need?  
 16 MR. BELLIN: I didn't bring -- it's 33  
 17 Alhambra --  
 18 CHAIRMAN FLANAGAN: Oh, 728 Navarre?  
 19 MR. COLLER: The reporter is saying it's  
 20 really hard to hear everyone, so we need to  
 21 make a better effort to talk into the  
 22 microphones, because she's not able to take  
 23 down the testimony.  
 24 CHAIRMAN FLANAGAN: All right. So Marshall  
 25 needs to recuse himself for the last four items

1 Code text amendments -- and, by the way, these  
 2 are recommendations from the Historic  
 3 Preservation Board, and they voted unanimously  
 4 on all of them.  
 5 The first one deals with the criteria for  
 6 designation. And this was wording that was in  
 7 the original Ordinance, Number 2050, which was  
 8 the first Preservation Ordinance, and that was  
 9 passed in 1973. And, for some reason, it was  
 10 removed in 1984, when Ordinance 2508 was  
 11 enacted. And so we would like to have it put  
 12 back into the Ordinance, because it talks about  
 13 integrity of site, and the wording that we  
 14 would like added is, "District sites, building  
 15 structures and objects of National, State and  
 16 Local importance are of historic significance  
 17 if they possess integrity of location, design,  
 18 setting, materials, workmanship or  
 19 association." And so we think it's important  
 20 that there be integrity of site.  
 21 One of the other text amendments is  
 22 actually the definition of integrity. That's  
 23 the last one on your list of things. I can  
 24 read that if you want, but it's the definition  
 25 that would go along with that amendment.

1 on the agenda. I tend to agree with Board  
 2 Member Rodriguez's thought process.  
 3 Anybody else?  
 4 All right. We'll keep the agenda in the  
 5 order that it is. So the first Public Hearing  
 6 Item is Item Number 5 on the agenda. It's an  
 7 Ordinance of the City Commission of Coral  
 8 Gables, Florida providing for text amendments  
 9 to the City of Coral Gables Official Zoning  
 10 Code, Article 3, "Development Review," Division  
 11 11, "Historic Preservation: Designations and  
 12 Certificates of Appropriateness;" Article 5,  
 13 "Development Standards," Division 24, "Walls  
 14 and fences;" and, Article 8, "Definitions"  
 15 amending criteria for designating historic  
 16 landmarks and districts, clarifying wood fence  
 17 requirements, and adding a definition for  
 18 historic integrity; providing for a repealer  
 19 provision, severability clause, codification,  
 20 and providing for an effective date.  
 21 Good evening.  
 22 MS. SPAIN: Good evening. For the record,  
 23 Dona Spain, Historical Resources and Cultural  
 24 Arts Director for the City of Coral Gables.  
 25 I'll make this quick. The first Zoning

1 I'll go ahead and read it. "Historic  
 2 integrity is the authenticity of a property's  
 3 historic identity, evidenced by the survival of  
 4 physical characteristics that existed during  
 5 the property's pre-historic or historic period.  
 6 Historic integrity enables the property to  
 7 illustrate significant aspects of its past.  
 8 Not only must a property resemble its historic  
 9 appearance, but it must also retain physical  
 10 materials, design features and aspects of  
 11 construction dating from the period when it  
 12 attained its significance. The integrity of  
 13 archeological resources is generally based on  
 14 the degree to which remaining evidence can  
 15 provide important information. All seven  
 16 qualities, integrity of location, design,  
 17 setting, materials, workmanship, feeling and  
 18 association do not need to be present for  
 19 eligibility as long as the overall sense of  
 20 past time and place is evident."  
 21 We have people coming to us wanting to  
 22 designate properties that no longer have the  
 23 building where the event took place in. And it  
 24 has to be the same place that that historic  
 25 event took place.

1 We've had issues in the past, if the  
2 property has been so altered that it's not the  
3 same property, and so we would like to clarify  
4 that in the Code.

5 CHAIRMAN FLANAGAN: Okay.

6 MS. SPAIN: That's the first one. I can go  
7 on to the next, which is really just an  
8 increase of time for the historic significance  
9 determinations.

10 Right now, the Preservation Officer, which  
11 is me, has to sign off on every demolition  
12 permit in the City, and if I consider it  
13 historically significant, I must block the  
14 demolition and take it to the Historic  
15 Preservation Board for designation as a local  
16 historic landmark, and that's fine, but for  
17 those properties that don't qualify, there's  
18 only six months that the determination is good  
19 for, and then it's a real hassle for people.

20 They do the determination. It's expensive.  
21 They have to come back in six months. So this  
22 increases the time for that to 18 months.

23 And the only other text amendment is about  
24 wood fences, and that's just a clarification,  
25 that they should be no more than four feet

1 high, and it doesn't -- they don't apply if  
2 it's a recreation of a historic fence. And  
3 that's another issue that we keep running into.  
4 So that's it for me. I'm happy to answer any  
5 questions.

6 CHAIRMAN FLANAGAN: Thank you.

7 Anybody have any questions for Ms. Spain at  
8 this point?

9 MS. MENENDEZ: I have one simple question.  
10 The variance approvals, do you know what the  
11 time period is for those, for variances in the  
12 City?

13 MS. SPAIN: You mean, that they're good  
14 for?

15 MS. MENENDEZ: Yes.

16 MS. SPAIN: I think -- it's the same as the  
17 Board of Adjustment, and I believe it's --

18 MR. WU: It's 18 months.

19 MS. SPAIN: -- 18 months. I could be  
20 wrong. There's an ability for them to extend  
21 that.

22 MR. WU: Let me look.

23 MS. SPAIN: Charles is going to look it up.

24 MS. MENENDEZ: I'm just trying to see if we  
25 can be consistent --

1 MS. SPAIN: I think that's why we picked 18  
2 months, but let's check on it.

3 MS. MENENDEZ: Okay.

4 MR. BEHAR: I have a question for you. On  
5 Santa Maria, the wood fences, as you know, some  
6 of those wood fences have been modified to  
7 aluminum that looks the same profile.

8 MS. SPAIN: Yes.

9 MR. BEHAR: Should we not try to make that  
10 modification?

11 MS. SPAIN: You know, that's in the Code,  
12 in another location, that materials can go to  
13 the Board of Architects and the Historic  
14 Preservation Board, on a case by case basis, so  
15 I don't think it's necessary.

16 MR. BEHAR: Okay. Good enough.

17 MS. SPAIN: And now there's actually some  
18 really nice fences on Santa Maria Street, that  
19 look exactly like the wooden one that they're  
20 replacing, but they're not.

21 MR. BEHAR: Right.

22 MS. SPAIN: Yeah. And it's so much easier  
23 to maintain.

24 MR. BEHAR: Some of the wood fences there  
25 have been in terribly poor condition.

1 MS. SPAIN: I know. I know. I appreciate  
2 that.

3 MR. BEHAR: Okay.

4 MR. WU: It's 12 months, with a  
5 twelve-month extension.

6 MS. MENENDEZ: 12 months?

7 MS. SPAIN: Do you know why we picked 18  
8 months, Charles?

9 MR. WU: We talked internally whether -- we  
10 knew six months was inadequate, and we felt  
11 comfortable with a year and a half, because it  
12 takes --

13 MS. SPAIN: Right. I'm certainly  
14 comfortable with 18 months.

15 MR. WU: -- takes a while for someone to  
16 get their act together to get a permit. So I  
17 think we can try 18 months, to see how it  
18 works. We can always come back --

19 MR. BEHAR: But you're going from six to  
20 18.

21 CHAIRMAN FLANAGAN Right.

22 MR. WU: Yes.

23 MR. BEHAR: You know, you want to --

24 MS. MENENDEZ: I'm just trying to be  
25 consistent.

1 MS. SPAIN: No, I totally understand that.  
 2 There's all kinds of different dates.  
 3 The only reason we have an expiration date  
 4 on those letters is in case there is a change  
 5 in the material facts that I based that  
 6 decision on.  
 7 Certainly, most of the time, it's, you  
 8 know, just write the other letter, nothing  
 9 comes in. Occasionally there will be  
 10 something, in the annexed area, where we get  
 11 the plans from the County that we've asked for,  
 12 and we finally get them, and we find out it's,  
 13 you know, by a significant architect, so -- I  
 14 don't know.  
 15 MR. BELLIN: Maria, if you want to go for  
 16 the consistency, I would prefer --  
 17 CHAIRMAN FLANAGAN: Marshall, please turn  
 18 on your mike. There we go.  
 19 MR. BELLIN: I would prefer that we make  
 20 them all 18.  
 21 MS. MENENDEZ: Well, we're not there yet.  
 22 MR. BELLIN: I know, but I think 18 is  
 23 appropriate, so --  
 24 MS. MENENDEZ: Right. No, that's fine. I  
 25 mean, if you need 18 and the Board approved it

1 that way, that's fine. I was just trying to  
 2 make a point, it would be good for all of the  
 3 dates to be the same, because it helps people  
 4 understand.  
 5 MS. SPAIN: No, I appreciate that.  
 6 Yeah. No. No. No, I know.  
 7 And how long is the period of time that a  
 8 permit is good for, once everybody signs off on  
 9 it?  
 10 MR. WU: Six months.  
 11 MS. SPAIN: No. I think it's more than that.  
 12 MS. MENENDEZ: You have to have activity  
 13 within six months.  
 14 MR. WU: Activity within six months.  
 15 MS. SPAIN: Okay.  
 16 MS. MENENDEZ: Yeah, they have to ask for  
 17 an inspection.  
 18 MR. WU: As long as they keep it active,  
 19 it's good.  
 20 MS. SPAIN: All right. Well, that doesn't  
 21 help. I'm comfortable with 18 months, but I'm  
 22 happy --  
 23 MS. MENENDEZ: No. No. It's whatever  
 24 you're comfortable with. I just was trying to  
 25 figure out how much the other times were. I

1 mean, unless any other Board Member would want  
 2 to make a recommendation to change it, but I'm  
 3 fine with the way it was presented.  
 4 CHAIRMAN FLANAGAN: Okay.  
 5 MR. BELLIN: I'd like to make a motion to  
 6 approve.  
 7 MR. WU: It's a public hearing.  
 8 CHAIRMAN FLANAGAN: Let me open -- Charles,  
 9 did you have comments?  
 10 MR. WU: No. Just public hearing.  
 11 CHAIRMAN FLANAGAN: Right. We're going to  
 12 get there.  
 13 All right. We will open up the public  
 14 hearing. Any member of the public that wants  
 15 to speak on this item?  
 16 Seeing none, we'll close the public  
 17 hearing.  
 18 All right. Anybody --  
 19 MR. GRABIEL: Do we vote as a single item  
 20 or do we need to vote on each?  
 21 CHAIRMAN FLANAGAN: Before us is one item.  
 22 MR. GRABIEL: One item?  
 23 CHAIRMAN FLANAGAN: Right. Anybody would  
 24 like to make a motion?  
 25 MS. MENENDEZ: I'll make a motion for

1 approval.  
 2 MR. BEHAR: I'll second it.  
 3 CHAIRMAN FLANAGAN: We have a motion and a  
 4 second. Any further discussion? Hearing none,  
 5 Jill, if you would call the roll, please.  
 6 THE SECRETARY: Marshall Bellin?  
 7 MR. BELLIN: Yes.  
 8 THE SECRETARY: Julio Grabiell?  
 9 MR. GRABIEL: Yes.  
 10 THE SECRETARY: Maria Menendez?  
 11 MS. MENENDEZ: Yes.  
 12 THE SECRETARY: Alberto Perez?  
 13 MR. PEREZ: Yes.  
 14 THE SECRETARY: Frank Rodriguez?  
 15 MR. RODRIGUEZ: Yes.  
 16 THE SECRETARY: Robert Behar?  
 17 MR. BEHAR: Yes.  
 18 THE SECRETARY: Jeff Flanagan?  
 19 CHAIRMAN FLANAGAN: Yes.  
 20 MS. SPAIN: Thank you very much.  
 21 CHAIRMAN FLANAGAN: Thank you.  
 22 All right. I'll read in -- it says the  
 23 next two items are related text amendments, so  
 24 we'll read the two of them in together, and  
 25 then we will -- when it comes time to a vote,