



**City of Coral Gables  
CITY COMMISSION MEETING  
OCTOBER 13, 2020**

**ITEM TITLE:**

Historic Preservation Board Meeting of August 19, 2020

**SUMMARY OF MEETING:**

**DEFERRALS:**

None

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2020-007:** An application for the issuance of a Special Certificate of Appropriateness for the property at **603 Minorca Avenue**, a Local Historic Landmark, legally described as Lots 14 and 15, Block 18, 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 application requests design approval for the relocation of the residence, an addition, and sitework.

A motion was made and seconded to defer consideration of the adoption of the Special Certificate of Appropriateness for the property located at 603 Minorca Avenue pending receipt of a report from a structural engineer independent of the homeowner as to the feasibility of moving the structure to the location proposed in report.

The motion passed (Ayes:9; Nays: 0).

**CASE FILE COA (SP) 2020-008:** An application for the issuance of a Special Certificate of Appropriateness for the property at **603 Minorca Avenue**, a Local Historic Landmark, legally described as Lots 14 and 15, Block 18, 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 application requests design approval for the construction of a new two-story residence and sitework.

The consideration of the Special Certificate of Appropriateness for the construction of a new two story residence and site work on the property located at 603 Minorca Avenue was contingent on the approval of the first item so this item was not presented for consideration.

**CASE FILE COA (SP) 2020-009:** An application for the issuance of a Special Certificate of Appropriateness for the Granada Golf Course, located at **2001 Granada Boulevard**, a Contributing Resource within the "Country Club of Coral Gables Historic District." A lengthy legal description is on file with the City of Coral Gables Historical Resources and Cultural Arts Department. The application requests design approval for the construction of new golf course rain shelters.

Dona Spain recused herself from the voting on the approval of this item.

A motion was made and seconded to approve the shelters as designed with staff and applicant to work together to study the possibility of adding minimal lighting and trash cans.

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

A motion was made and seconded to recommend staff's or city's consideration to preserve one of the existing Granada Golf Course structures to be rehabilitated, remodeled, renovated or reconstructed where necessary or as necessary so that it can be properly moved and displayed to a strategic location that makes sense within the Granada Golf Course  
The motion passed (Ayes:9; Nays: 0).

**ITEMS FROM THE SECRETARY:**

- 1013 Castile background and update - Asturia Avenue – The current owner, 1013 Castile, LLC acquired the property in April 2014. The first construction permits for the property were issued between 2014 and 2016, however, construction ceased in 2016. In October 2017, the City began code enforcement proceedings against the owner. The owner took a second mortgage in February 2018 and resumed construction. Approximately one year later construction stopped again, and the owner unsuccessfully attempted to refinance the debt. Consequently, in July 2019 the City filed an injunction action. In September 2019 when the owner did not comply with the court's injunction order, the court appointed a receiver. On the same day, the first mortgagee filed a foreclosure. At the City's request the court considered both cases -- consolidated the cases under the injunction action. The receiver sought bids to complete the work and obtained two appraisals for the property. When the receiver compared the bids and the appraisals in the amount of the two mortgages, he determined there was insufficient equity to pay the contractors to finish the house. Instead, the receiver decided to request that the first mortgagee expedite the foreclosure so that the buyer sale would complete the house. In January 2020, the court ordered the mortgagee to expedite the foreclosure. In the meantime, the first mortgagee who was also loaned money to various other entities owned by the same principal of the owner stated that he intends to acquire the property at the sale and finish the building -- the house himself. On August 7th, 2020, the mortgagee filed its' motion for summary judgment of foreclosure. The hearing on the motion is set for October 13th, 2020. Assuming the motion is granted, the sale should take place by the end of 2020, and it's expected that the receivership will survive the foreclosure sale and the receiver will work with the buyer to ensure the buyer completes construction of the historical structures on the property.
- September 16, 2020 will be the date of the next Historic Preservation Board Meeting.