



January 27, 2025

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

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720 Madeira Holdings, LLC
208 Andalusia Avenue
Coral Gables, Florida 33134

Re: Special Certificate of Appropriateness application for the property at **720 Madeira Avenue**, legally described as Lot 7, Block 7, Coral Estates Section, according to the Plat thereof, as recorded in Plat Book 19, at Page 7, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner:

On January 16, 2025 the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the property at 720 Madeira Avenue. The application requested design approval for additions and alterations to the residence and sitework. Variances from the Coral Gables Zoning Code have also been requested from Article 2, Section 2-101 D (6) for ground area coverage and Article 2, Section 2-101 D (4) for the minimum rear setback and Article 5, Section 5-403 for the height of the privacy wall.

The Historic Preservation Board found that the overall design of the proposed sitework does not detract or destroy the integrity of the local historic landmark and is consistent with the Secretary of the Interior's Standards for Rehabilitation. The Board approved a motion with the following conditions:

1. Window/door muntins are to be high-profile / dimensional.
2. Window/door glass to be clear / no reflectivity / no tint / no low-E.
3. The original front door is to remain (it is shown as dashed in the demolition plan).
4. Material to be specified for the new pool deck.
5. A separate Standard Certificate of Appropriateness may be required for the swimming pool and deck if it is under a separate permit.
6. Provide a recess at the infilled door opening within the carport.
7. Provide a separation between the new driveway and the new walkway.
8. Provide further information on the color scheme of the walls, windows, trim, etc.

The Board also approved a motion to grant the following variances from the Coral Gables Zoning Code:

1. Grant a variance to allow a maximum ground area coverage for a principal building of approximately two thousand seven hundred (2,700) square feet (37.2% of the lot) vs. the allowed two thousand five hundred thirty-seven (2,573) square feet (35% of the lot) as required by Article 2, Section 2-101 D (6) of the Coral Gables Zoning Code.

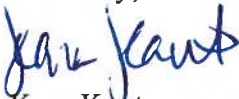
2. Grant a variance to allow the proposed mechanical equipment to have a rear setback of approximately six feet (6'-0") vs. the minimum rear setback shall be ten feet (10'-0") as required by Article 2, Section 2-101 D (4) c of the Coral Gables Zoning Code.
3. Grant a variance to allow the privacy wall to have a maximum height of approximately eight feet and six inches (8'-6") vs. the maximum height of four feet (4'-0") as required by Article 5, Section 5-403 of the Coral Gables Zoning Code. Note that the wall is to be at least 10'-0" from the rear property line.

A copy of the Board's resolution will be forwarded once it is available. Please note that the granted variances shall be void one year after the date of approval if a permit has not been issued in that time. The expiration date of the variance may be extended for an additional year, with good cause, upon written application to this office (Pursuant to Section 14-207.7 of the Coral Gables Zoning Code. A fee for the extension will apply).

A Special Certificate of Appropriateness is hereby issued with the conditions noted above. Any changes or alterations to the approved plans will need to be submitted to this office for a revision to the Certificate of Appropriateness. When submitting for a permit, please attach this letter and Certificate of Appropriateness to aid in the review.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,



Kara Kautz

Assistant Historic Preservation Officer

cc: File COA (SP) 2024-040
Nelson de Leon, Locus Architecture, 500 South Dixie Highway, Suite 307,
Coral Gables, FL 33146