



**City of Coral Gables  
CITY COMMISSION MEETING  
FEBRUARY 23, 2020**

**ITEM TITLE:**

Historic Preservation Board Meeting of December 16, 2020

**SUMMARY OF MEETING:**

**DEFERRALS:**

None

**LOCAL HISTORIC DESIGNATIONS:**

**CASE FILE LHD 2020-004 AND COA (SP) 2020-015:** Consideration of the local historic designation of the property at **235 Ridgewood Road**, legally described as the South 84 feet of Lots 7 and 8, Block 2, Coral Gables Coconut Grove Manor, according to the Plat thereof, as recorded in Plat Book 17, at Page 19 of the Public Records of Miami-Dade County, Florida. The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 4, Section 4-101 (D) (13) and Article 5, Section 5-108 (H) of the Coral Gables Zoning Code for the placement of the secondary driveway, the swimming pool and pool deck.

A motion was made and seconded to approve the designation.

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

A motion was made and seconded to approve the Special Certificate of Appropriateness COA(SP)2020-015 with the ability to coordinate with the staff on the first six conditions.

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

A motion was made and seconded to approve variance to allow the property to have the secondary driveway, which does not provide access to a garage, and the driveway as depicted on the site plan.

The motion passed (Ayes:7; Nays: 1).

A motion was made and seconded to approve the variance to allow the swimming pool, deck, and spa to be located within the "L" that would otherwise have been visible from the street, but for the wall that is shielding it.

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

**CASE FILE LHD 2020-008:** Consideration of the local historic designation of the property at **649 Palmarito Court**, legally described as Lots 18 and 19, Block 139, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida.

A motion was made and seconded to approve the designation based on the information set forth in the staff report.

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

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2020-012:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1200 South Greenway Drive**, a non-contributing resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 15 and 16, Block 5, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence and sitework. A variance has also been requested from Appendix A, Section A-42 – Section E (C) (4) of the Coral Gables Zoning Code for the minimum front setback.

A motion was made and seconded to approve the application with six staff conditions.

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

A motion was made and seconded to approve the variance for the proposed addition of the balcony, that encroaches on the front setback.

The motion passed (Ayes:7; Nays: 0).

**CASE FILE COA (SP) 2017-001 REVISED:** An application for the issuance of a Special Certificate of Appropriateness for the property at **4125 Santa Maria Street**, contributing resource within the “Santa Maria Street Historic District,” legally described as Lots 9 & 10, Block 96, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida. The application requesting design approval for additions and alterations to the residence and sitework was granted approval with conditions on February 16, 2017. The Board also granted variances for minimum side setbacks and maximum floor area ratio. A revision requesting design approval for changes to the proposed elevations was approved on September 21, 2017. A revision requesting design approval for a perimeter fence with gates and demolishing the existing roof structure was approved on July 18, 2019. This application requests design approval for a revision to the approved Certificate of Appropriateness for the relocation of the pool equipment. A variance has also been requested from Article 4, Section 4-101 (D) (4b) of the Coral Gables Zoning Code for the minimum side setback.

A motion was made and seconded to approve the design proposal for the installation of the roof tile on the residence and approve the design approval for the relocation of the pool equipment as a revision to the certificate of appropriateness

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

A motion was made and seconded to approve the variance to allow the proposed pool equipment to have a site setback of approximately 2 1/2 feet, 2 feet 3 inches from a setback side based on the irregularity of the lot, the requirement of the protection of the environmental resources on site of the specimen oak tree and the adjacent neighboring property with a plus or minus 6-foot wall adjacent to it.

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

**CASE FILE COA (SP) 2020-014:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1212 Obispo Avenue**, a contributing resource within the “Obispo Avenue Historic District,” legally described as Lot 13 and the East ½ of Lot 12, Block 3, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for alterations to the auxiliary structure. A variance has also been requested from Article 5, Section 5-502 (B) (4) of the Coral Gables Zoning Code for maximum frontage for a Coral Gables Cottage.

A motion was made and seconded to approve with the staff conditions the design proposal for the alteration to the property.

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

A motion was made and seconded to approve the variance, to waive the requirement that a Coral Gables cottage property must have a street footage no greater than sixty-five (65) feet as required by the zoning code.

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

**CASE FILE COA (SP) 2020-016:** An application for the issuance of a Special Certificate of Appropriateness for the property at **427 Alhambra Circle**, a contributing resource within the “Alhambra Circle Historic District,” legally described as Lot 19, Block 5, 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 installation of an S-tile roof.

A motion was made and seconded to deny the application for the approval of “S” tiles.

The motion passed (Ayes:7; Nays: 1).

A motion was made and seconded that a recommendation be made to the City Commission to incorporate a zoning code change that any re-roofing on historic designated or contributing historic homes should be back to the original roof material and style.

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

**ITEMS FROM THE SECRETARY:**

- A letter was received from the Mayor informing the City that La Palma (112 Alhambra Circle) has been listed on the National Historic Register.
- The renovation of the Fink Studio has begun.