



Historical Resources &
Cultural Arts

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February 7, 2024

Javier E. Fernandez, Esq., SMGQ Law
1200 Brickell Avenue, Suite 950
Miami, FL 33131

Re: Special Certificate of Appropriateness Case File COA (SP) 2023-029

Dear Mr. Fernandez:

On January 24, 2024 the Historic Preservation Board met to review an application for a Special Certificate of Appropriateness for the public right-of-way adjacent to 216 and 224 Catalonia Avenue, 3000 Ponce de Leon Boulevard, 203 University Drive, and 225 Malaga Avenue, legally described as Lots 8 through 20, Block 29, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida. In accordance with Section 8-104 (D) 2 of the City of Coral Gables Zoning Code, the application requested a recommendation of approval for an amendment to the City Plan for the vacation of the alley and the partial abandonment and vacation of a segment of University Drive.

The Historic Preservation Board found that the proposal partially destroys and detracts from the integrity of the Historic City Plan. After a lengthy discussion, the Board passed the following motions:

A motion to **DENY** the request for a recommendation of approval to the City Commission for an amendment to the City Plan for the vacation of the alley on the property adjacent to 216 and 224 Catalonia Avenue, 3000 Ponce de Leon Boulevard, 203 University Drive, and 225 Malaga Avenue, legally described as Lots 8 through 20, Block 29, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida, of the Public Records of Miami-Dade County, Florida and **RECOMMEND DENIAL** of the issuance of a Special Certificate of Appropriateness.

AND

A motion to **APPROVE** the request for a recommendation of approval to the City Commission for an amendment to the City Plan for the partial abandonment and vacation of that segment of University Drive north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and **RECOMMEND APPROVAL** of the issuance of a Special Certificate of Appropriateness.

The proposed development is also a receiving site for Transfer of Development Rights. In accordance with Section 14-204.6 (A) (3) of the City of Coral Gables Zoning Code, the application requested Historic Preservation Board review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historically designated properties located within five hundred (500) feet of the proposed development. After discussion, the Board passed the following motion:

A motion to determine that the proposal does adversely affect the historic, architectural, or aesthetic character of the historic properties located within 500 feet of the site, namely the “White Way” Street Lights, a Local Historic Landmark, failed to achieve a majority vote, resulting in the automatic continuance of the this request to the next meeting to be held on February 21, 2024.

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

Sincerely,



Anna C. Perns
Historic Preservation Officer

cc: File COA (SP) 2024-029
RC Acquisitions, LLC, 121 Alhambra Plaza, Suite 1600,
Coral Gables, FL 33134
Zycovich, LLC, 100 Biscayne Blvd, 27th FL, Miami, FL 33132