



**City of Coral Gables  
CITY COMMISSION MEETING  
November 9, 2022**

**ITEM TITLE:**

Historic Preservation Board Meeting of August 17, 2022

**SUMMARY OF MEETING:**

**OPENING STATEMENT:**

Vice-Chair Garcia-Pons read for the record the statement regarding the purpose of the board and lobbyist registration and disclosure.

**CALL TO ORDER:**

The meeting was called to order at 4:09 pm by Vice-Chair Garcia-Pons and attendance was stated for the record.

**APPROVAL OF MINUTES:**

A motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft to approve the minutes of the June 15, 2022, meeting.

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

A motion was made by Mr. Ehrenhaft and seconded by Mr. Maxwell to approve the minutes of the July 20, 2022, meeting.

The motion passed with a collective aye.

**NOTICE REGARDING EX-PARTE COMMUNICATIONS:**

Vice-Chair Garcia-Pons read a statement regarding Notice of Ex-Partee Communications. Board members who had Ex-Partee communication of contact regarding cases being heard were instructed to disclose such communication or contact.

Board members did not indicate that any such communication occurred.

**DEFERRALS:** None.

**AMENDMENTS TO THE AGENDA:**

1. Case File TDR 2022-002: Is being moved to accommodate the Public Works Director.
2. Discussion Item on Flood Maps has been added.

**SWEARING IN OF THE PUBLIC:**

Attorney Ceballos administered the oath.

**APPROVAL OF ABSENCES:**

A motion was made by Mr. Rolando and seconded by Mr. Maxwell to excuse the absences of Chair Menendez and Mr. Fullerton.

The motion passed with a collective aye.

**TRANSFER OF DEVELOPMENT RIGHTS (SENDING SITES) CASE FILE TDR 2022-002:**

Consideration of the Transfer of Development Rights for the property at **285 Aragon Avenue**, a Local Historic Landmark and listed on the National Register of Historic Places, legally described as Lots 1 thru 4 and 42 thru 48 inc. and 20 ft. alley lying between, Block 34, Coral Gables Section K, as recorded in Plat Book 8, at Page 33 of the Public Records of Miami-Dade County, Florida. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer. The Historic Preservation Board reviews the maintenance/preservation plan, pursuant to section 14-204.4 of the Zoning Code.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to approve the maintenance and preservation plan.

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

*Recommendations:*

- 1) *Prior consultation shall be had with the Historical Resources Staff for all proposed corrective actions.*
- 2) *The city shall accelerate projects as funds become available.*

A motion was made by Ms. Spain and seconded by Mr. Durana to approve the issuance of a Certificate of Transfer of 71,136 square feet of development rights from 285 Aragon Avenue as provided in the document.

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

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2022-018:** An application for the issuance of a Special Certificate of Appropriateness for the property at **6312 Riviera Drive**, a Local Historic Landmark, legally described as Lots 8 through 11 & Part of Undug W/W LYG ADJ. Thereto, Block 257, Coral Gables Riviera Section Part 11, according to the Plat thereof, as recorded in Plat Book 28, at Page 23 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for an addition to the existing boathouse.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to approve request for the design approval with the conditions noted by staff for an addition to the existing boathouse on the property located at **6312 Riviera Drive** a local Historic Landmark, legally described as Lots 8 through 11 & Part of Undug W/W LYG ADJ. Thereto, Block 257, Coral Gables Riviera Section Part 11, according to the Plat thereof, as recorded in Plat Book 28, at Page 23 of the Public Records of Miami-Dade County, Florida.

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

Another roll call was taken for the complete motion:

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to approve the issuance of a Special Certificate of Appropriateness with the conditions noted by staff for the design approval for an addition to the existing boathouse on the property located at **6312 Riviera Drive** a local Historic Landmark, legally described as Lots 8 through 11 & Part of Undug W/W LYG ADJ. Thereto, Block 257, Coral Gables Riviera Section Part 11, according to the Plat thereof, as recorded in Plat Book 28, at Page 23 of the Public Records of Miami-Dade County, Florida.

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

**CASE FILE COA (SP) 2022-019:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1717 Madrid Street**, a Contributing Resource with the “Obispo Avenue Historic District,” legally described as Lot 32, Block 2, 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 applicant is requesting design approval for an additions and alterations to the residence and sitework. A variance has also been requested from Article 5, Section 5-606 (A) 4 of the Coral Gables Zoning Code for the minimum rear setback for the placement of mechanical equipment.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to approve with conditions noted by staff to approve the request for design approval for an addition and alterations to the residence and sitework on the property located at **1717 Madrid Street** a Contributing Resource with the “Obispo Avenue Historic District,” legally described as Lot 32, Block 2, 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 motion passed (Ayes: 7; Nays: 0).

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to approve the request for a variance from Article 5, Section 5-606 (A) 4 of the Coral Gables Zoning Code for the minimum rear setback for the placement of mechanical equipment on the property located at **1717 Madrid Street** a Contributing Resource with the “Obispo Avenue Historic District,” legally described as Lot 32, Block 2, 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 motion passed (Ayes: 7; Nays: 0).

Vice-Chair Garcia Pons asked Mr. Maxwell and Ms. Rolando if they would like to reconsider the first motion? Both said yes and the role was called.

Ayes 7, Nays 0.

Vice-Chair Garcia Pons asked Mr. Maxwell to restate the new motion.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando approve the issuance of a Special Certificate of Appropriateness, the additions and alterations to the residence and sitework with conditions noted by staff, and the amendment on Item #4 allowing the six foot fence on the east side on the property located at **1717 Madrid Street** a Contributing Resource with the “Obispo Avenue Historic District,” legally described as Lot 32, Block 2, 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 motion passed (Ayes: 7; Nays: 0).

**CASE FILE COA (SP) 2022-020:** An application for the issuance of a Special Certificate of Appropriateness for the property at **2103 Country Club Prado**, a Local Historic Landmark, legally described as Lots 26 and 27, Block 23, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 86 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the installation of an S-tile roof.

A motion was made by Ms. Rolando and seconded by Ms. Spain to deny the application for the issuance of a Special Certificate of Appropriateness and the request for design approval for the installation of an “S”-tile roof for the property at **2103 Country Club Prado**, a Local Historic Landmark, legally described as Lots 26 and 27, Block 23, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 86 of the Public Records of Miami-Dade County, Florida.

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

*Reasons for denial:*

- 1) *Staff report.*
- 2) *Comments made by Ms. Spain.*
- 3) *This is a historically significant house by a major Coral Gables architect of the 1920's and 1930's.*
- 4) *The board has consistently and repeatedly denied the request for installation of “S” tiles on historic homes, and it is aesthetically inappropriate.*
- 5) *When the board approved various design proposals, they have insisted on a condition that the roof tile be two-piece true barrel tile not “S” tile.*
- 6) *Practically every meeting the board gets this request and have been consistent in their denials.*
- 7) *While the board is respectful of the applicant's financial situation, for consistency, aesthetics and historic accuracy and especially given the importance of this home and the homes that come before the board.*

**CASE FILE COA (SP) 2022-022:** An application for the issuance of a Special Certificate of Appropriateness for the property at **Le Jeune Plaza**, a contributing resource within the Coral Gables City Hall Historic District and a Local Historic Landmark. The application is requesting design approval for the installation of public art.

A motion was made by Ms. Spain and seconded by Mr. Maxwell to approve the application requesting design approval for the installation of public art and the issuance of a Special Certificate of Appropriateness for the property at **Le Jeune Plaza**, a contributing resource within the Coral Gables City Hall Historic District and a Local Historic Landmark.

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

**BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:** None.

**ITEMS FROM THE SECRETARY:** None.

**DISCUSSION ITEM:**

1. Flood Maps:

**OLD BUSINESS:**

1. S- Tile Installation on the House at the intersection of Columbus Boulevard and Sevilla Avenue.
2. Pressure cleaning of City Hall.
3. Historic Preservation Fund.
- 4.

A motion was made by Mr. Maxwell and seconded by Mr. Durana to recommend to the City Commission the creation of a trust fund from the proceeds of the sale of Transfer of Development Rights (TDRs) from City owned historic properties for the purpose of the maintenance and preservation of City owned historic properties as per a Maintenance and Preservation Plan approved by the Historic Preservation Board.

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

**ADJOURNMENT:**

A motion was made by Ms. Spain and seconded by Ms. Rolando to adjourn the meeting.  
The motion passed with a collective aye.

The meeting was adjourned at 7:29 pm.

ATTACHMENT(S): Minutes of Historic Preservation Board Meeting of August 17, 2022.