



**City of Coral Gables  
CITY COMMISSION MEETING  
March 28, 2023**

**ITEM TITLE:**

Historic Preservation Board Meeting of February 15, 2023.

**SUMMARY OF MEETING:**

**OPENING STATEMENT:**

Chair Menendez 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 4:12 pm by Chair Menendez and attendance was stated for the record.

**APPROVAL OF MINUTES:**

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to approve the minutes of the January 18, 2023, meeting with corrections.

The motion passed (Ayes: 6; Nays: 0).

**NOTICE REGARDING EX-PARTE COMMUNICATIONS.**

Chair Menendez 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.

**APPROVAL OF ABSENCES:**

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Fullerton to excuse the absence of Mr. Ehrenhaft from this meeting.

The motion passed (Ayes: 6, Nays: 0).

Ms. Kautz said Ms. Bache-Wiig would try to make the meeting.

**ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM:**

1. Deferred:  
**CASE FILE LHD 2022-013:** Consideration of the local historic designation of the property at **517 Aragon Avenue.**

2. Request for Deferral:  
**CASE FILE LHD 2022-015:** Consideration of the local historic designation of the property at **1710 Hernando Street.**

**Both Items were deferred.**

**SWEARING IN OF THE PUBLIC:**

The court reporter administered the oath.

Mr. Durana joined the meeting at 4:35 pm.

**LOCAL HISTORIC DESIGNATIONS:**

**CASE FILE LHD 2022-012:** Consideration of the local historic designation of the property at **1231 Columbus Boulevard**, legally described as Lot 32 and Lot 33 Less ST, Block 28, Revised Plat Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Dade County, Florida.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to approve **CASE FILE LHD 2022-012** the local historic designation of the property at **1231 Columbus Boulevard**, legally described as Lot 32 and Lot 33 Less ST, Block 28, Revised Plat Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Dade County, Florida based on the historical, cultural and architectural significance as exemplified in the Staff Report.

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

**CASE FILE COA (SP) 2022-038:** An application for the issuance of a Special Certificate of Appropriateness for the property at **Balboa Plaza**, a Local Historic Landmark, located at the intersections of Coral Way (a Local and State Designated Highway and a contributing resource within the “Coral Way Historic District”), De Soto Boulevard, South Greenway Drive, and Anderson Road. The application requests design approval for the alteration of the historic street grid and the introduction of a vehicular roundabout.

A motion was made by Vice-Chair Garcia-Pons and seconded by Ms. Rolando to defer **CASE FILE COA (SP) 2022-038** an application for the issuance of a Special Certificate of Appropriateness and design approval for the alteration of the historic street grid and the introduction of a vehicular roundabout for the property at **Balboa Plaza**, until the next meeting.

Board Comment: It will give the county time to provide the information requested as well as any additional information that the board requires, and also information from Public Works and Staff regarding the designations of specifically the plazas and not just the map.

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

**CASE FILE COA (SP) 2023-002:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1117 Castile Avenue, a Contributing Resource within the Castile Avenue / Plaza Historic District, legally described as Lots 15 & 16, Block 11, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26 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 by Mr. Maxwell and seconded by Ms. Rolando to deny **CASE FILE COA (SP) 2023-002** an application for the issuance of a Special Certificate of Appropriateness and design approval for the installation of an “S” tile roof for the property at 1117 Castile Avenue, a Contributing Resource within the Castile Avenue / Plaza Historic District, legally described as Lots 15 & 16, Block 11, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, at Page 26 of the Public Records of Miami-Dade County, Florida. Denial of request is based on that the “S” tile roof is not compatible with the historic character of the property.

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

**CASE FILE COA (SP) 2023-003:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1200 Anastasia Avenue, the Biltmore Hotel, a Local and National Historic Landmark, a lengthy legal description is on file in the Historical Resources Department. The applicant is requesting design approval for additions and alterations to the Golf Operation Building.

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Fullerton to approve with staff conditions **CASE FILE COA (SP) 2023-003** an application design approval for additions and alterations to the Golf Operation Building for the property at 1200 Anastasia Avenue, the Biltmore Hotel, a Local and National Historic Landmark, a lengthy legal description is on file in the Historical Resources Department and approve the issuance of a Special Certificate of Appropriateness with the conditions noted.

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

Conditions are as follows:

1. Details and specifications of all doors and windows shall be submitted to Staff for review.
2. Window glass and muntins shall match those on the existing structure.
3. Roof tiles and patio floor tiles shall match those on the existing structure.
4. The additions shall be differentiated from the original structure.

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

**ITEMS FROM THE SECRETARY:**

1. **The Garden of our Lord.**

**DISCUSSION ITEMS:**

1. **Roof Tiles.**
2. **Windows.**
3. **Patching of Central Stairs in City Hall.**
4. **Court Reporter.**

5. **Conservator.**
6. **TDRs.**
7. **Illegible Application.**
8. **Use of Board Member Passes.**

**APPROVAL OF ABSENCES CONTD:**

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Fullerton to excuse the absence of Ms. Bache-Wiig from this meeting.

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

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**ADJOURNMENT:**

A motion was made by Vice-Chair Garcia-Pons and seconded by Mr. Maxwell to adjourn the meeting.

The motion passed with a collective aye.

The meeting was adjourned at 5:58 pm