

City of Coral Gables

*405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com*



Agenda - Final

Wednesday, February 21, 2024

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

The Historic Preservation Board will be holding its Regular Meeting on February 21, 2024, commencing at 4:00 pm EST.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings.

Accordingly, any individual wishing to provide sworn testimony shall be present physically in the Commission Chambers. However, the Historic Preservation Board has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually.

Accordingly, only individuals who wish to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at <https://us06web.zoom.us/j/88413827534>.

In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/88413827534>

Meeting ID: 884 1382 7534

One tap mobile

+17866351003,,88413827534# US (Miami)

+16465189805,,88413827534# US (New York)

Dial by your location

+1 786 635 1003 US (Miami)

+1 646 518 9805 US (New York)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 470 381 2552 US (Atlanta)

Meeting ID: 884 1382 7534

Find your local number: <https://us06web.zoom.us/u/kbrgrILN6G>

305-461-6769 (Coral Gables local number)

To speak to the Historic Preservation Board on an Agenda Item, please “Raise your Hand” or send a message to one of the meeting hosts using the Zoom Platform.

If you joined the meeting via telephone, you can “Raise your hand” by pressing *9.

I. CALL TO ORDER**II. ROLL CALL****III. APPROVAL OF THE MINUTES**

1. [24-7062](#) Historic Preservation Board Meeting Minutes November 15, 2023
Attachments: [Historic Preservation Board Meeting Minutes November 15, 2023](#)

IV. CHANGES TO THE AGENDA**V. PUBLIC HEARING***SWEARING IN OF INTERESTED PARTIES*

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

VI. LOCAL HISTORIC DESIGNATIONS

1. [24-7056](#) **CASE FILE LHD 2023-011:** Consideration of the local historic designation of the property at **415 Aragon Avenue**, legally described as Lot 16 and the West ½ of Lot 15, Block 7, 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.

Attachments: [1 LHD 2023-11 -- 415 Aragon Ave](#)

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [24-7057](#) **CASE FILE COA (SP) 2023-030:** An application for the issuance of a Special Certificate of Appropriateness for the property at **517 Aragon Avenue**, a Local Historic Landmark, legally described as Lot 17 & the West 36.4 feet of Lot 16, Block 10, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

Attachments: [COA Report - SP2023-030](#)
[517 ARAGON --BOA AND HPB SET Scan 2](#)
[517 Aragon -- Letter from Architect](#)
[517 Aragon -- BOA APPROVAL STAMP](#)
[517 Aragon -- Certificate of Appropriateness Application](#)
[517 Aragon -- Survey](#)

2. [24-7058](#) **CASE FILE COA (SP) 2023-032:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1409 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as the Lot 6 and the North ½ of Lot 7, Block 16, 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 to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 (4) c and Article 3, Section 3-308 (D) 2 of the Coral Gables Zoning Code for the minimum rear setback for mechanical equipment and pool equipment.

Attachments: [COA Report - SP2023-032](#)
[Letter of intent for 1409 Alhambra 1.30.24](#)
[1409 ALHAMBRA PHOTOS_v1](#)
[A.2.2](#)
[A.3.1](#)
[A.3.2](#)
[A.3.3](#)
[A.3.4](#)
[A.0](#)
[A.1.0](#)
[A.1.1](#)
[A.1.2](#)
[A.2.1](#)
[1409 Alhambra survey_v1](#)
[COA application](#)

3. [24-7059](#) **CASE FILE COA (SP) 2024-006:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1316 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lots 9 & 10, Block 15, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval to replace the original front door of the residence.

Attachments: [COA Report - SP 2024-006](#)
[Permit photos](#)
[COA - Historic Board Meeting_v1 \(1\)](#)

4. [24-7060](#) **CASE FILE COA (SP) 2023-029:** Per Section 14-204.6 (A) (3) of the Coral Gables Zoning Code, the Historic Preservation Board's review and approval of the proposed development located at 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, as a Transfer of Development receiving site is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic properties. The following historically designated properties are within five hundred (500) feet of the proposed development:

Historic "White Way" Street Lights, a Local Historic Landmark, located on Riviera Drive between Anastasia Avenue and University Drive and on University Drive between Bird Road and Ponce de Leon Boulevard.

2901 Ponce de Leon Boulevard, legally described as Tract E, Plaza Coral Gables, according to the Plat thereof, as recorded in Plat Book 173, Page 078 of the Public Record of Miami-Dade County, Florida.

247 Malaga Avenue, legally described as Lots 26 & 27, Block 29, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40 of the Public Record of Miami-Dade County, Florida.

Attachments: [COA Report - SP2023-029 - Ponce Park Residences - 022124](#)
[Ponce Park Residences - Historic Preservation Board Letter 2.9.2024](#)
[Ponce Park Residences - Updated Submittal 022124](#)
[LFinal - SP2023-029](#)
[Ponce Park Residence Drawings](#)

VIII. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE

1. [24-7061](#) **CASE FILE LHD 2022-007:** Consideration of the local historic designation of the property at **1221 Milan Avenue**, legally described as Lot 9, Block 39, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida on remand from the City Commission.

Attachments: [2 LHDreport -- 1221 Milan 022124](#)

Agenda item VIII.1. has been deferred and will be heard at the March 20, 2024 Historic Preservation Board Meeting.

IX. ITEMS FROM THE SECRETARY**X. DISCUSSION ITEMS****XI. OLD BUSINESS****XII. NEW BUSINESS****XIII. ADJOURNMENT****NOTE**

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.