



**City of Coral Gables
CITY COMMISSION MEETING
October 11, 2022**

ITEM TITLE:

Historic Preservation Board Meeting of June 15, 2022

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 4:10 pm by Chair Menendez and attendance was stated for the record. Ms. Rolando was not yet present.

APPROVAL OF MINUTES:

A motion was made by Mr. Maxwell and seconded by Mr. Fullerton to approve the minutes of the meeting of May 18, 2022.

The motion passed (Ayes: 7; 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.

DEFERRALS: None.

Ms. Rolando joined the meeting.

SWEARING IN OF THE PUBLIC:

Attorney Ceballos administered the oath.

APPROVAL OF ABSENCES:

A motion was made by Mr. Maxwell and seconded by Ms. Bache-Wiig n to approve the absence of Mr. Cesar Garcia-Pons.

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

An application for a Certificate of Use for a Bed and Breakfast for the property at 36 Phoenetia Avenue, a Local Historic Landmark, legally described as Lot 4 & West 23 Feet of Lot 5, Block 22, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at Page 69 of the Public Records of Miami-Dade County, Florida.

A motion was made by Ms. Spain and seconded by Mr. Durana to approve the application for a Certificate of Use for a Bed and Breakfast for the property at 36 Phoenetia Avenue with staff conditions and the addition of the requirement of the physical recess for the blocking up of the rear door.

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

Conditions are as follows:

The following must be obtained prior to the issuance of the Certificate of Use and verified with inspections by the appropriate department(s):

1. *Compliance with all outstanding departmental comments outlined in Historic Preservation Board report.*
2. *Obtain a Certificate of Appropriateness for the proposed alterations.*
3. *Any permit for enclosing of openings must include a recessed 'ghost' infill specification ensuring that the locations of the original openings remain evident.*

CASE FILE COA (SP) 2022-014: An application for the issuance of a Special Certificate of Appropriateness for the property at 5125 Riviera Drive, a Contributing Resource within the "Chinese Village Historic District," legally described as Lot 1, Block 100, Coral Gables Riviera Section Part Two Revised, according to the Plat thereof, as recorded in Plat Book 28, at Page 18 of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the substitution of roof ridge tile on the residence.

A motion was made by Ms. Spain and seconded by Ms. Rolando to approve the application for a Special Certificate of Appropriateness for the property at 5125 Riviera Drive for after-the-fact design approval for the substitution of roof ridge tile on the residence, to leave the installed barrel tile "as-is" as a temporary solution and approve the application with a condition that at any point in the future when repair or replacement to the roof is undertaken, the barrel tiles on the hip ridges will be removed and the ridges/curbs left bare. As a condition of the Board's approval, they required that a restrictive covenant be recorded stipulating these conditions.

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

CASE FILE COA (SP) 2022-015: An application for the issuance of a Special Certificate of Appropriateness for the property at 625 Altara Avenue, a Contributing Resource within the "Italian Village Historic District," legally described as Lot 18, Block 8, Coral Gables Riviera Section Part One Revised, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the substitution of window muntins on the residence.

A motion was made by Ms. Spain and seconded by Ms. Rolando to deny the request for an after-the-fact design approval for the substitution of window muntins on the residence. And deny the issuance of a Special Certificate of Appropriateness.

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

CASE FILE TDR 2022-003: Consideration of the Transfer of Development Rights for the property at 118 Menores Avenue, legally described as Lot 7, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 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 Receiving Site was previously approved by the Historic Preservation Board (Case File TDR 2022-001) on February 16, 2022.

A motion was made by Mr. Maxwell and seconded by Mr. Fullerton to approve with conditions stated, the Conditions Assessment Report and Maintenance Plan and Schedule, authorization for the transfer of the unused development rights, (4,714 square feet from 118 Menores Avenue to 290 Valencia Avenue) and the issuance of Certificates of Transfer, and to recommend to the City Commission that no building permits for the receiving site 290 Valencia be issued until the remedial work is done on 118 Menores Avenue.

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

CASE FILE COA (SP) 2022-013: An application for the issuance of a Special Certificate of Appropriateness for the properties at 832 Alhambra Circle, a Local Historic Landmark, legally described as Lots 14 & 15, Block 32, 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 and 836 Alhambra Circle, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lot 12 Less the West 25 Feet & Lot 13, Block 32, 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 applicant is requesting approval to unify two adjacent single-family properties into one parcel, design approval to join two historic single-family residences to create one single-family residence, and design approval for additions and alterations to the residence(s) and sitework. Variances have also been requested from Article 2, Section 2-101 (D) 6b, and 7 of the Coral Gables Zoning Code for the maximum allowable floor area and minimum allowable landscaped open space.

A motion was made by Mr. Maxwell to deny the proposal to unify the two single family properties into one parcel and to deny the issuance of a Special Certificate of Appropriateness.

There was no second and so the motion failed.

A motion was made by Ms. Rolanda and seconded by Mr. Fullerton to approve the proposal to unify the two adjacent historic single-family properties 832 Alhambra Circle and 836 Alhambra Circle into one parcel.

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

A motion was made by Ms. Spain and seconded by Mr. Rolando to approve the request to grant a variance to allow the single-family residential property to provide approximately 33.5% (approximately 8,785 square feet) landscaped open space of the area of the building site vs. Single-family residential properties shall provide landscaped open space of not less than forty (40%) percent of the area of the building site (10,500 square feet) as required by Section 2-101 (D) 7 of the Coral Gables Zoning Code.

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

A motion was made by Mr. Maxwell and seconded by Mr. Rolando to deny the request to grant a variance to allow the proposed residence to have a maximum floor area ratio of approximately ten thousand one hundred thirty (10,130) square feet (38.6%) vs. nine thousand twenty-five (9,025) square feet (approximately 34.4%) as required by Article 2, Section 2-101 (D) 6b of the Coral Gables Zoning Code.

The motion Failed (Ayes: 4; Nays: 4).

A motion was made by Ms. Spain and seconded by Mr. Rolando to approve the request to grant a variance to allow the proposed residence to have a maximum floor area ratio of approximately nine thousand five hundred and one (9,501) square feet vs. nine thousand twenty-five (9,025) square feet (approximately 34.4%) as required by Article 2, Section 2-101 (D) 6b of the Coral Gables Zoning Code. The actual square footage to be confirmed by staff.

The motion passed (Ayes: 6; Nays: 2).

A motion was made by Ms. Rolando and seconded by Ms. Bache-Wiig to approve the application for the issuance of a Special Certificate of Appropriateness for the properties at 832 Alhambra Circle, and 836 Alhambra Circle for design approval for additions and alterations to the residence(s) and sitework in keeping with the approved variance FAR and staff recommendations.

The motion passed (Ayes: 6; Nays: 2).

BOARD ITEMS/ CITY COMMISSION/ CITY PROJECTS UPDATE

1. Gondola Building:
2. Merrick House Wall:
3. Leaks at Merrick House:
4. 4200 Granada Boulevard Elevator:

ITEMS FROM THE SECRETARY: None.

DISCUSSION ITEMS: None.

OLD BUSINESS: None.

NEW BUSINESS:

A motion was made by Mr. Maxwell and seconded by Mr. Ehrenhaft that staff come up with an adequate proposal.

No vote was taken.

ADJOURNMENT:

A motion was made by Mr. Maxwell and seconded by Mr. Fullerton to adjourn the meeting.

The motion was unanimously approved.

There being no further business, the meeting adjourned at 8:26 pm.

ATTACHMENT(S): Minutes of Historic Preservation Board Meeting of June 15, 2022.