



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

ITEM TITLE:

Historic Preservation Board Meeting of September 21, 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 4:08 pm by Chair Menendez and attendance was stated for the record.

APPROVAL OF MINUTES:

A motion was made by Mr. Maxwell and seconded by Vice-Chair Garcia-Pons to approve the minutes of the August 17, 2022, meeting with corrections.

The motion passed (Ayes: 8; 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.

ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM

- 1) **LOCAL HISTORIC DESIGNATION: CASE FILE LHD 2022-006:** Consideration of the local historic designation of the property at 311 Romano Avenue, legally described as Lots 17 to 19 Inclusive, Block 1, Coral Gables Coconut Grove Section Part One, according to the Plat thereof, as recorded in Plat Book 14, at Page 25 of the Public Records of Miami-Dade County, Florida.

A motion was made by Ms. Spain and seconded by Ms. Rolando to defer CASE FILE LHD 2022-006, consideration of the local historic designation of the property at 311 Romano Avenue to the next available meeting.

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

SWEARING IN OF THE PUBLIC:

Assistant City Attorney Ceballos administered the oath.

APPROVAL OF ABSENCES: None

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.

A motion was made by Mr. Maxwell and seconded by Ms. Rolando to designate 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 is significant to the City of Coral Gables history based on the criteria established in the zoning code of the City of Coral Gables, historical significance.

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

Ms. Bache-Wiig joined the meeting.

CASE FILE COA (SP) 2022-021: An application for the issuance of a Special Certificate of Appropriateness for the property at 751 North Greenway Drive, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 31 and 32, Block 33, 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 design approval for an additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (4) (b.i) and 2-101 D (4) (c) of the Coral Gables Zoning Code for the minimum rear setback and the minimum total side setback.

A motion was made by Ms. Rolando and seconded by Ms. Spain to approve the design for an addition and alterations to the residence and sitework with the conditions noted by staff and the issuance of a Special Certificate of Appropriateness for the property located at 751 North Greenway Drive.

The motion passed (Ayes: 9; Nays: 0).

Conditions are as follows:

1. *Roof tile is to be two-piece true barrel tile.*
2. *Windows and doors to receive high-profile muntins and glass to be clear.*
3. *The wing wall at the northwest corner of the existing library is to be maintained under the covered terrace.*
4. *The new pool will be handled administratively with a Standard Certificate of Appropriateness at the time of permitting.*

A motion was made by Ms. Rolando and seconded by Ms. Spain to grant a variance to allow the proposed addition to the detached garage to have a rear setback of approximately five feet, three inches (5'-3") vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Ten (10) feet. If compatible with the neighborhood character, the Board of Adjustment or the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures as required by Article 2, Section 2-101 D (4) (c) of the Coral Gables Zoning Code.

The motion passed (Ayes: 9; Nays: 0).

A motion was made by Ms. Rolando and seconded by Ms. Spain to grant a variance to allow the addition to the detached garage to have a side setback of 5'-6" which provides a minimum total side setback of approximately 16 feet, 7 inches (16'-7") which totals sixteen-point six (16.6%) percent of the lot width vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Interior side: Twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall be equal on both sides as required by Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code.

The motion passed (Ayes: 9; Nays: 0).

A motion was made by Ms. Rolando and seconded by Ms. Spain to grant a variance to allow the addition to the single-family residence to have a side setback of 13'-4" which provides a minimum total side setback of approximately 18 feet, 4 inches (18'-4") which totals eighteen-point three (18.3%) percent of the lot width vs. All Single-Family Residential building setbacks shall be as per Section 2-100, Residential Districts Table, and shall meet the following requirements: Interior side: Twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet shall be equal on both sides as required by Article 2, Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code.

The motion passed (Ayes: 9; Nays: 0).

CASE FILE COA (SP) 2022-023: An application for the issuance of a Special Certificate of Appropriateness for the property at 1224 Country Club Prado, a Local Historic Landmark, legally described as Lots 20 To 22 Inclusive, Block 77, and All of Lots 11 To 13 Inclusive S15FT of Lot 10 and S15Ft of Lot 23 Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida. The applicant is requesting design approval for the partial demolition, relocation, and alterations to the coral rock grotto.

A motion was made by Mr. Maxwell and seconded by Vice-Chair Garcia-Pons to approve the design proposal for the partial demolition, relocation, and alterations to the coral rock grotto request and the issuance of a Special Certificate of Appropriateness with the conditions noted for the property located at 1224 Country Club Prado a Local Historic Landmark, legally described as Lots 20 To 22 Inclusive, Block 77, and All of Lots 11 To 13 Inclusive S15FT of Lot 10 and S15Ft of Lot 23 Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

The motion passed (Ayes: 9; Nays: 0).

The conditions are as follows:

1. *The coral rock shall not be damaged during the dismantling process.*
2. *All recording documentation showing the exterior and interior wall faces and interior features shall be submitted to the Preservation Office prior to dismantling.*
3. *Historic Preservation Staff shall be given the opportunity to visit the site during the dismantling and reconstruction processes.*
4. *If Staff has concerns over the dismantling or reconstruction processes, a conservator shall be employed by the applicant for guidance.*

CASE FILE COA (SP) 2022-024: An application for the issuance of a Special Certificate of Appropriateness for the property at 434 Minorca Avenue, a Local Historic Landmark, legally described as Lot 4, Block 4, 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 design approval for the installation of a railing on the front porch.

A motion was made by Mr. Fullerton and seconded by Mr. Maxwell to approve the proposal for the installation of a railing the property at 434 Minorca Avenue on the front porch at 36” in height with a picket as required by the owner with the condition that it comes over to the edge of the steps no further than 8” on both sides with staff approval of the final presentation. No referral to the Board of Architects is required.

Mr. Durana asked why wasn’t it being referred to the Board of Architects? Mr. Fullerton said it was not necessary to waste their time. Mr. Durana said his vote was dependent on the Board of Architects seeing the drawings.

The motion passed (Ayes: 6; Nays: 3).

Chair Menendez announced the board would take a five-minute recess at 6:19 pm.

The board reconvened at 6:37 pm.

CASE FILE LHD 2022-009: Consideration of the local historic designation of the property at 286 Miracle Mile, legally described as the North 70 Feet of Lots 1 and 2 and the West 10 Feet of the North 70 Feet of Lot 3, Block 2, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

A motion was made by Mr. Maxwell and seconded by Vice-Chair Garcia-Pons to approve the local historic designation of the property at 286 Miracle Mile legally described as the North 70 Feet of Lots 1 and 2 and the West 10 Feet of the North 70 Feet of Lot 3, Block 2, Coral Gables Crafts Section, due to the significance to the City of Coral Gables history based on the historical, cultural and architectural significance.

The motion passed (Ayes: 9; Nays: 0).

CASE FILE TDR 2022-005: Consideration of the Transfer of Development Rights for the property at 280 Miracle Mile, the Miracle Theater, a Local Historic Landmark. A lengthy legal description is on file with the Historical Resources Department. 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 defer the application for approval of a maintenance plan for the property located at 280 Miracle Mile, the Miracle Theater until the next meeting.

Ms. Spain hesitated to answer and said she had total faith in staff, she knew they would do the right thing even though it was not written down, but they needed to have it in writing.

Mr. Ehrenhaft said he would not be present at the next meeting and asked Assistant City Attorney Ceballos if that prevented him for voting. Assistant City Attorney Ceballos said no.

The motion passed (Ayes: 9; Nays: 0).

CASE FILE TDR 2022-006: Consideration of the Transfer of Development Rights for the property at 286 Miracle Mile, a Local Historic Landmark, legally described as the North 70 Feet of Lots 1 and 2 and the West 10 Feet of the North 70 Feet of Lot 3, Block 2, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of 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 defer Case File TDR 2022-006 Consideration of the Transfer of Development Rights and the approval of a maintenance plan for the property located at 286 Miracle Mile, until the next meeting or until they bring it back.

The motion passed (Ayes: 9; Nays: 0).

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE: None

ITEMS FROM THE SECRETARY: None

DISCUSSION ITEMS:

1. Properties slated for demolition on Madeira Avenue.

OLD BUSINESS:

1. Demolition Flood Plain Maps.

A motion was made by Vice-Chair Garcia-Pons and seconded by Ms. Spain for a resolution to support staff as asked by Vice-Chair Garcia-Pons and stated by the Historic Preservation Officer, Mr. Adams on the record.

The motion passed (Ayes: 9; Nays: 0).

2. S- Tile Installation on the House at the intersection of Columbus Boulevard and Sevilla Avenue.

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 8:04 pm.

ATTACHMENT(S): Minutes of Historic Preservation Board Meeting of September 21, 2022.