

**AGENDA
NOTICE OF REGULAR MEETING
HISTORIC PRESERVATION BOARD
TO BE HELD ON WEDNESDAY, NOVEMBER 16, 2022
AT 4:00 P.M.
CITY COMMISSION CHAMBERS
405 BILTMORE WAY
CORAL GABLES, FLORIDA**

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, the meeting can be accessed via the following link: <https://us06web.zoom.us/j/88413827534>

- I. CALL TO ORDER
- II. CHAIRPERSON'S OPENING ADDRESS
- III. APPROVAL OF THE MINUTES
- IV. ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM
- V. SWEARING IN OF THE PUBLIC

PUBLIC HEARINGS

SIGN-IN SHEET: *Those who wish to address the Historic Preservation 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. AD VALOREM TAX RELIEF:

1. **CASE FILE AV 2019-003:** An application requesting ad valorem tax relief for the property at **1206 Cordova Street**, a Local Historic Landmark, legally described as Lot 7 and the South ½ of Lot 8, Block 1, Granada Place Amended Plat, according to the Plat

thereof, as recorded in Plat Book 13, at Page 51 of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (SP) 2017-015, was granted design approval by the Historic Preservation Board on August 17, 2017.

VII. LOCAL HISTORIC DESIGNATIONS:

1. **CASE FILE LHD 2022-005:** Consideration of the local historic designation of the property at **1901 Le Jeune Road**, legally described as Lots 1 & 2, Block 9, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, at Page 33 of the Public Records of Miami-Dade County, Florida.
2. **CASE FILE LHD 2022-008:** Consideration of the local historic designation of the property at **117 Aledo Avenue**, legally described as Lots 27, 28, 29 and 30, Block 14, 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.
3. **CASE FILE LHD 2022-010:** Consideration of the local historic designation of the property at **430 Minorca Avenue**, legally described as Lot 5, 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.

VIII. SPECIAL CERTIFICATES OF APPROPRIATENESS:

1. **CASE FILE COA (SP) 2022-029:** An application for the issuance of a Special Certificate of Appropriateness for the property at **117 Aledo Avenue**, a Local Historic Landmark, legally described as Lots 27, 28, 29 and 30, Block 14, 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. The application requests design approval for the demolition of the existing detached garage and carport, additions and alterations to the residence and sitework.
2. **CASE FILE COA (SP) 2022-030:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1101 Alhambra Circle**, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lot 13, Block 16, 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 alteration of the roof rafter tails and the demolition and reconstruction of the east property wall.

IX. TRANSFER OF DEVELOPMENT RIGHTS (SENDING SITE):

1. **CASE FILE TDR 2022-010:** Consideration of the Transfer of Development Rights for the property at **114 Menores Avenue**, legally described as Lot 8 and the West ½ of Lot 9, 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 the maintenance/preservation plan, pursuant to section 14-204.4 of the Zoning Code.

X. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE

XI. ITEMS FROM THE SECRETARY

XII. DISCUSSION ITEM:

Reconstruction of the Gondola Building on the grounds of the Biltmore Hotel.

XIII. OLD BUSINESS

XIV. NEW BUSINESS:

1. **CASE FILE TA-2022-002:** Recommendation to the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 15, "Notices" to require online publication of historical determination letters and Article 8, "Historic Preservation" revising the process of historical determination letters; providing for severability clause, repealer provision, codification, and providing for an effective date.
2. **CASE FILE US-2022-001:** A Resolution recommending the owner of 134 Florida Avenue, a Contributing Resource within the National and Local Register MacFarlane Homestead Subdivision Historic District, work with the Historic Preservation Office to restore and repair the structure or, if it is determined to be unsafe by the Building Official, demolish the structure and build a wood frame replica with salvaged material.

XV. ADJOURNMENT

Respectfully submitted,



Warren Adams

Historic Preservation Officer

NOTE: Any person, who acts as a lobbyist pursuant to the City of Coral Gables, must register with the City Clerk, prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any aggrieved party may appeal any decision of the Historic Preservation Board to the City Commission by filing a written Notice of Appeal and the applicable appeal fee with the City Clerk within ten (10) days from the date of the decision. The notice shall concisely set forth the decision appealed and the grounds for the appeal. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, the aggrieved party will need a record of the proceedings. For such purpose the aggrieved party may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Ch. 39 of the City of Coral Gables City Code.

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Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (email: relejabarrieta@coralgables.com, telephone: 305-722-8686, TTY/TDD: 305-442-1600) at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (email: relejabarrieta@coralgables.com, telephone: 305-722-8686, TTY/TDD: 305-442-1600) at least three (3) business days before the meeting.