



Legislation Text

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File #: 22-4078, Version: 1

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Historic Preservation Board Meeting of March 16, 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 4:11 pm by Chair Menendez and attendance was stated for the record.

**APPROVAL OF MINUTES:**

A motion was made by Mr. Maxwell and seconded by Mr. Fullerton to approve the minutes of the meeting of January 19, 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**

1. Case File COA(SP)2017-025 Revised - 4200 Granada Boulevard  
Reason for Deferral: Mr. Adams stated that the owner was out of the country.

**SWEARING IN OF THE PUBLIC:**

Mr. Gus Ceballos administered the oath.

**APPROVAL OF ABSENCES:**

A motion was made by Mr. Garcia-Pons and seconded by Mr. Fullerton to approve the absences of Mr. Durana and Ms. Rolando.

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

Chair Menendez stated that they would hear Item #4 first.

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2022-006:** An application for the issuance of a Special Certificate of Appropriateness, in accordance with section 8-104(D)(2) of the City of Coral Gables Zoning Code, for the public right-of-way adjacent to 244, 250, 272, and 290 Valencia Avenue and 247 and 297 Almeria Avenue, legally described as that portion of the east-west alley 20 feet in width lying west of the

northerly extension of the east line of Lot 35, Block 10, 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. The applicant is requesting a recommendation of approval for an amendment to the City Plan for the vacation of the alley.

A motion was made by Mr. Maxwell and seconded by Ms. Bache-Wiig to approve the request for a recommendation of approval to the City Commission for an amendment to the City Plan for the vacation of the alley running east-west between Lots 1-12 and 35-46 of Block 10, Coral Gables Crafts Section and the creation of a perpetual access and utility easement perpendicular to the alley and providing access to/from Valencia Avenue and recommended approval of the issuance of a Special Certificate of Appropriateness.

The motion passed (Ayes: 6; Nays: 1).

**LOCAL HISTORIC DESIGNATION:**

**CASE FILE LHD 2021-006:** Consideration of the local historic designation of the property at 1321 Asturia Avenue, legally described as Lot 18, Block 12, 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.

A motion was made by Mr. Fullerton and seconded by Mr. Garcia-Pons to approve the local historic designation of the property at 1321 Asturia Avenue, legally described as Lot 18, Block 12, 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 motion passed (Ayes: 7; Nays: 0).

**CASE FILE LHD 2021-009:** Consideration of the local historic designation of the property at 333 University Drive, legally described as All of Block 37, 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.

A motion was made by Ms. Spain and seconded by Mr. Garcia-Pons to approve the local historic designation of the property at 333 University Drive, legally described as All of Block 37, 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.

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

A motion was made by Ms. Spain and seconded by Mr. Garcia-Pons for a Resolution to the Historic Preservation Board requesting and supporting the creation of a residential parking zone along Santander Avenue and University Drive consistent with the properties use and zoning.

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

**CASE FILE LHD 2021-013:** Consideration of the local historic designation of the property at 122 Menores Avenue, legally described as Lot 6, Block 36, 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 Mr. Ehrenhaft and seconded by Mr. Maxwell to approve the local historic designation of the property at 122 Menores Avenue, legally described as Lot 6, Block 36, 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.  
The motion passed (Ayes: 7; Nays: 0).

**SPECIAL CERTIFICATES OF APPROPRIATENESS:**

**CASE FILE COA (SP) 2022-001:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1036 Andalusia Avenue, a Local Historic Landmark, legally described as Lot 3 and the East 25 Feet of Lot 2, Block 12, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102 of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence and sitework.

A motion was made by Mr. Garcia-Pons and seconded by Mr. Maxwell to approve the addition and alterations to the residence and sitework at 1036 Andalusia Avenue with all eleven staff conditions. Items #4, #8, #9 and #11 are to be reviewed and approved by staff and if staff is okay with it to proceed and if not to bring it back to the board.

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

The conditions were as follows:

1. *Window/door muntins are to be high-profile / dimensional.*
2. *Window/door glass to be clear.*
3. *Roof tile is to be true two-piece barrel tile.*
4. *On the one-story addition, reduce the height of the gable roof section or change the roof type to be more in keeping with the proportions of the existing residence.*
5. *Eliminate the eyebrow over the door to the addition on the east elevation.*
6. *Any new rafters should be differentiated from those on the existing residence.*
7. *Windowsills on the addition or at new window openings are to be eliminated or detailed to be differentiated from the existing sills.*
8. *A recess is to be provided at the blocked up west garage door opening and the window is to be restudied.*
9. *The proposed wing wall at the second floor of the terrace addition is to be removed and the railing to be returned to the wall of the house. Further, restudy the vent block opening below.*
10. *Material to be specified for new pavers and front step.*
11. *Provide a detail for the termination of the remaining portion of front wall/fence.*

*The motion specified that Staff was given the ability to review and approve any changes to the proposed design as a result of conditions #4, #8, #9, and #11.*

**CASE FILE COA (SP) 2022-004:** An application for the issuance of a Special Certificate of Appropriateness for the property at 4225 Santa Maria Street, a Non-Contributing Resource within the "Santa Maria Street Historic District," legally described as Lots 13 and 14. Block 96, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the installation of an aluminum fence with gates and concrete posts.

A motion was made by Ms. Spain and seconded by Mr. Maxwell to defer the application request for design approval for the installation of an aluminum fence with gates and concrete posts on the property at 4225 Santa Maria Street to a future meeting, and prior to coming back to the Historic Preservation Board it should go the Board of Architects, not the City Architect with the following

concerns: the context of the street being all but primarily 4 feet tall and also the issue that was brought up about the style to the fence in relation to the other houses on the street and the house itself.

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

**CASE FILE COA (SP) 2022-005:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1024 Cotorro Avenue, a Non-Contributing Resource within the “French City Village Historic District,” legally described as Lot 6, Block 145, Coral Gables Riviera Section Part Nine, according to the Plat thereof, as recorded in Plat Book 28, at Page 29 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the demolition of the existing residence and the construction of a new single-family residence, auxiliary structure, and sitework. Variances have also been requested from Article 2, Section 2-100 and 2-101 (D) (3), (6a), (6b), and (7b); Article 3, Section 3-308 D (2); and Article 10, Section 10-102 (A) 4a of the Coral Gables Zoning Code for the minimum rear setback, front door facing, maximum allowable floor area, maximum allowable ground area coverage, minimum allowable landscaped open space, and minimum allowable garage length.

A motion was made by Mr. Fullerton and seconded by Mr. Maxwell to approve the addition and alterations to the residence and sitework at **1024 Cotorro Avenue** with staff conditions. The clarity on Item #3 is removing the “shall be consistent with” and directing the applicant to work with staff with regarding the roof height.

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

*The conditions were as follows:*

1. *Window and door glass is to be clear / non-reflective.*
2. *Muntins must be high-profile.*
3. *The applicant is to work with Staff with regard to the roof height.*
4. *The dormer shall extend from lower on the roof slope as opposed to extending from the roof ridge.*
5. *The pool will be reviewed by Staff as a separate Standard Certificate of Appropriateness when the permit application is submitted.*

A motion was made by Mr. Fullerton and seconded by Mr. Maxwell to blanket approve the variances on **1024 Cotorro Avenue** with exception of the third garage.

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

*The variances were as follows:*

1. *Grant a variance to allow the proposed residence to have a maximum floor area ratio of approximately three thousand eight hundred sixty-four (3,864) square feet (77.3%) vs. two thousand four hundred (2,400) square feet, (48%), as required by Article 2, Section 2-101 (D) 6b and of the Coral Gables Zoning Code.*
2. *Grant a variance to allow the single-family residential property to provide approximately twenty eight (28) percent landscaped open space of the area of the building site (approximately 1,400 square feet) with zero (0%) percent in the front yard area vs. single-family residential properties shall provide landscaped open space of not less than forty (40%) percent of the area of the building site (2,000 square feet) with at least twenty (20%) percent in the front yard area, as required by Article 2, Section 2-100 and Section 2 -101 (D) 7b of the Coral Gables Zoning Code.*

3. *Grant a variance to allow the residence to have a maximum ground area coverage for a principal building of approximately two thousand four hundred sixteen (2,416) square feet (48.3% of the lot) vs. one thousand seven hundred fifty (1,750) square feet (35% of the lot), as required by Article 2, Section 2-101 (D) 6a of the Coral Gables Zoning Code.*
4. *Grant a variance to allow the residence to have a maximum ground area coverage for principal buildings and accessory structures of approximately two thousand eight hundred nineteen (2,819) square feet (56.4% of the lot) vs. two thousand two hundred fifty (2,250) square feet (45% of the lot), as required by Article 2, Section 2-101 (D) 6a of the Coral Gables Zoning Code.*
5. *Grant a variance to allow the front door of the proposed single-family residence to not face a street vs. any building shall face the front of the lot and be subject to the restrictions governing buildings on each street on which it is deemed to face, as required by Article 2, Section 2-101 (D) 3 of the Coral Gables Zoning Code.*
6. *Grant a variance to allow the proposed swimming pool to have a rear setback of two (2) feet ten (10) inches vs. the minimum rear setback for a private swimming pool and/or spa shall be five (5) feet, as required by Article 3, Section 3-308 (D) 2 of the Coral Gables Zoning Code.*

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

**ITEMS FROM THE SECRETARY:** None

**DISCUSSION ITEMS:** None

**OLD BUSINESS:**

1. Landmarks Advisory Board: Date of Next Meeting is March 22, 2022, at 9:00 am.

**NEW BUSINESS:** None.

**ADJOURNMENT:**

Mr. Garcia Pons made a motion to adjourn and was seconded by Mr. Maxwell and the board responded with a collective aye.

There being no further business, the meeting adjourned at 8:07 pm.