



THE CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

All interested persons are hereby notified that the Historic Preservation Board of the City of Coral Gables, Florida, will conduct the following public hearing at a regular meeting scheduled for Wednesday, October 16, 2024, at the Coral Gables City Hall, 405 Biltmore Way, Coral Gables, Florida. The public hearing will begin at 4:00 p.m. in the Second Floor City Commission Chambers to consider the following matters:

LOCAL HISTORIC DESIGNATIONS:

1. CASE FILE LHD 2024-002: Consideration of the local historic designation of the property at 3519 Toledo Street, legally described as Lots 18 & 19, Block 40, Coral Gables Country Club Section Part Three, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida.
2. CASE FILE LHD 2024-009: Consideration of the local historic designation of the property at 1414 Galiano Street, legally described as Lots 12 & E15FT Lot 13, Block 32, 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.
3. FILE LHD 2024-010: Consideration of the local historic designation of the property at 446 Navarre Avenue, legally described as Lot 1, Block 3, 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.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

1. CASE FILE COA (SP) 2024-025, CONTINUED: An application for the issuance of a Special Certificate of Appropriateness for the property at 236 Aledo Avenue, a Local Historic Landmark, legally described as Lots 4 to 7 inclusive, Block 18, 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 additions and alterations to the residence and sitework. A variance is being requested from Section 2-101 D (4) (b.i.) of the Coral Gables Zoning Code for the minimum required side setback for the construction of the new addition.
2. CASE FILE COA (SP) 2024-031: An application for the issuance of a Special Certificate of Appropriateness for the property at 1801 Cordova Street, a Contributing Resource within the "Obispo Avenue Historic District," legally described as Lot 1, Block 3, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, Page 26 of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the installation of an S-tile roof.
3. CASE FILE COA (SP) 2024-029: An application for the issuance of a Special Certificate of Appropriateness for the property at 516 Caligula Avenue, a Contributing Resource within the "French Country Village," legally described as Lots 6-7 & 8, Block 125, Coral Gables Riviera Section 10, according to the Plat thereof, as recorded in Plat Book 31, at Page 1, of the Public Records of Miami-Dade County, Florida. The application requests design approval for a new slate and copper roof and the removal of three dormers.
4. CASE FILE COA (SP) 2024-030: An application for the issuance of a Special Certificate of Appropriateness for the property at 803 Anastasia Avenue, a Local Historic Landmark, legally described as Lots 13 & 14, Block 26, Coral Gables Country Club Section 2, according to the Plat thereof, as recorded in Plat Book 32, at Page 63, of the Public Records of Miami-Dade County, Florida. The application requests design approval for a new gazebo and sitework. A variance is being requested from Section 2-101 D (4) (c) of the Coral Gables Zoning Code for the minimum rear setback for the construction of a new gazebo addition.

TRANSFER OF DEVELOPMENT RIGHTS (RECEIVING SITE):

1. The proposed development (receiving site) is located at 299 Minorca Avenue, legally described as Lots 45 through 48, Block 17, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat book 8, Page 33 of the Public Records of Miami-Dade County, Florida. The following Local Historic Landmark properties are within five hundred (500) feet of the proposed development located at 299 Minorca Avenue:
 - 2120-2140 Salzedo Street (also known as 301-305 Alcazar Avenue), legally described as Lots 25 through 30, Block 19, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, page 33 of the Public Record of Miami-Dade County, Florida.
 - 235 Majorca Avenue, legally described as Lots 42 to 45 Inclusive, Block 7, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

Therefore, per Section 14-204.6 of the Coral Gables Zoning Code, the Historic Preservation Board's review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Historic Preservation Board has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in. The meeting can be accessed via the following link: <https://us06web.zoom.us/j/88413827534>

Interested persons may express their views at the hearing or file them in writing with the undersigned on or before the date of the Historic Preservation Board meeting. Further information on the above hearing matters is available in the office of the Coral Gables Historical Resources & Cultural Arts Department, 2327 Salzedo Street, 2nd Floor, Coral Gables, Florida 33134.



THE CITY OF CORAL GABLES
HISTORIC PRESERVATION BOARD
ANNA PERNAS
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 requiring special accommodations for participation in the meeting because of a disability should call Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management, at (305) 722-8686 no less than five (5) working days prior to the meeting.