

City of Coral Gables

*405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com*



Meeting Minutes

Thursday, July 10, 2025

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

The Historic Preservation Board will be holding its Regular Meeting on Thursday, July 10, 2025, commencing at 4:00 pm EST.

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.

In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting.

Members of the public may join the meeting via Zoom at <https://us06web.zoom.us/j/88413827534>.

Meeting ID: 884 1382 7534

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Meeting ID: 884 1382 7534

Find your local number: <https://us06web.zoom.us/u/kbrgrlLN6G> / 305-461-6769 (Coral Gables local number)

To speak to the Historic Preservation Board on an Agenda Item, please “Raise your Hand” or send a message to one of the meeting hosts using the Zoom Platform.

If you joined the meeting via telephone, you can “Raise your hand” by pressing *9.

I. CALL TO ORDER

This meeting was called to order at 4:08 PM.

II. ROLL CALL

Present: 8 - Board Member Maxwell, Board Member Silva, Board Member Cuervo Dunaj, Board Member Ebbert, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando and Board Member Garcia-Pons

Excused: 1 - Board Member Alvarez

III. APPROVAL OF THE MINUTES

1. [25-9380](#) Historic Preservation Board Meeting of June 12, 2025.

A motion was made by Board member Garcia-Pons, seconded by Board member Ebbert, to approve the minutes for the June 12, 2025, Historic Preservation Board meeting with amendments. This motion passed by the following vote:

Yeas: 8 - Board Member Maxwell, Board Member Silva, Board Member Cuervo Dunaj, Board Member Ebbert, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando and Board Member Garcia-Pons

Excused: 1 - Board Member Alvarez

IV. CHANGES TO THE AGENDA - None

V. PUBLIC HEARING

VI. AD VALOREM TAX RELIEF

RESOLUTION NO. 2025-336

- 1. [25-9377](#) A Resolution of the Historic Preservation Board requesting that the City Commission adopt a Resolution authorizing Ad Valorem tax relief for the property located at **4125 Santa Maria Street**, a Contributing Resource within the "Santa Maria Street Historic District," legally described as Lots 9 & 10, 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. (Historic Preservation Board Meeting of July 10, 2025, Vote: 8-0, one member absent).

Ms. Kautz read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:
Claudio Alvarez, Owner

A motion was made by Board member Spain, seconded by Board member Rolando, to approve the application requesting Ad Valorem tax relief for the property 4125 Santa Maria Street, a contributing resource within the Santa Maria Historic District. This motion passed by the following vote:

- Yeas:** 8 - Board Member Maxwell, Board Member Silva, Board Member Cuervo Dunaj, Board Member Ebbert, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando and Board Member Garcia-Pons
- Excused:** 1 - Board Member Alvarez

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [25-9139](#) **CASE FILE COA (SP) 2025-018:** An application for the issuance of a Special Certificate of Appropriateness for the property at **405 Viscaya Avenue**, a Contributing Resource within the “French Normandy Village Historic District,” legally described as Portions of Lots 10 & 11, Block 4, The French Village of Coral Gables, according to the Plat thereof, as recorded in Plat Book 29, at Page 71, of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the installation of impact-resistant windows and doors.

Ms. Kautz read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:
Kamila Przytula & Harris Levine, Homeowners
Noah Martinez, Patriot Windows & Doors

Public Comment in Support:
Ginger Jochem, 3615 Viscaya Court

A motion was made by Board member Garcia-Pons, seconded by Board member Ebbert, to approve with the condition that the muntins be corrected as per the permit drawings and to approve the issuance of a Special Certificate of Appropriateness.

This motion did not pass by the following vote:

Nays: 4 (Schild, Rolando, Dunaj, Maxwell)
Yeas: 4 (Garcia-Pons, Spain, Ebbert, Silva)

Based upon the requirements of Section 8-106 and the detailed facts as stated in the staff report including extensive supportive evidence and the fact that there was a material misrepresentation, a motion was made by Board member Dunaj, seconded by Board member Garcia-Pons, to deny the after-the-fact design approval for the installation of impact windows and doors on the property located at 405 Viscaya Avenue and to deny the issuance of a Special Certificate of Appropriateness. This motion did not pass by the following vote:

Yeas: 4 - Board Member Maxwell, Board Member Cuervo Dunaj, Board Member Schild and Board Member "Peggy" Rolando

Nays: 4 - Board Member Silva, Board Member Ebbert, Board Member Spain and Board Member Garcia-Pons

Excused: 1 - Board Member Alvarez

- 2. [25-9378](#) **CASE FILE COA (SP) 2025-009:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1541 Sopera Avenue**, a Local Historic Landmark, legally described as W ½ Lot 16 & All Lot 17 & E ½ Lot 18, Block 56, Coral Gables Country Club Section 4, according to the Plat thereof, as recorded in Plat Book 10, at Page 57, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and detached garage, and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback for detached auxiliary structure.

Ms, Kautz read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:
 Dr. Juliette Perez, Homeowner
 Lester Perez Pizarro, Atelier305

A motion was made by Board member Silva, seconded by Board member Spain, to approve with conditions noted in the staff report, except condition #1 - which is to re-study the roof of the addition to the house and explore the possibility of a flat roof - for additions and alterations to the residence and site work on the property located at 1541 Sopera Avenue and approve the issuance of a Special Certificate of Appropriateness with the conditions noted above.

This motion passed by the following vote:
 Yeas: 8 (Schild, Dunaj, Garcia-Pons, Rolando, Spain, Ebbert, Silva, Maxwell)
 Excused: 1 (Alvarez)

A motion was made by Board member Silva, seconded by Board member Spain, to approve the variance to allow the addition of the detached auxiliary structure to have a rear setback of approximately 5 feet versus the required minimum of 10 feet. This motion passed by the following vote:

Yeas: 8 - Board Member Maxwell, Board Member Silva, Board Member Cuervo Dunaj, Board Member Ebbert, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando and Board Member Garcia-Pons
 Excused: 1 - Board Member Alvarez

VIII. OLD BUSINESS

- 1. Commission approved Hope's windows for replacement of the City Hall windows.

IX. NEW BUSINESS

X. CITY COMMISSION ITEMS

XI. DISCUSSION ITEMS

XII. ADJOURNMENT

This meeting was Adjourned at 5:42 PM.

NOTE