

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Meeting Minutes

Thursday, June 20, 2024

4:00 PM

City Hall, Commission Chambers

### Historic Preservation Board

*Chairperson Cesar Garcia-Pons*  
*Vice Chairperson Michael J. Maxwell*  
*Board Member Ana Alvarez*  
*Board Member Javier Banos*  
*Board Member Michelle Cuervo Dunaj*  
*Board Member Xavier F. Durana*  
*Board Member Margaret Rolando*  
*Board Member Dona Spain*  
*Board Member Alejandro Silva*

The Historic Preservation Board will be holding its Regular Meeting on June 20, 2024, 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.

Accordingly, only individuals who wish to provide public comment in this format, may appear and provide those comments via Zoom.

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

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.

**Join Zoom Meeting**

<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**

**II. ROLL CALL**

**Present:** 9 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Alvarez, Board Member Banos, Board Member Rolando and Board Member Spain

**III. APPROVAL OF THE MINUTES**

[24-7702](#)

Historic Preservation Board Meeting of February 21, 2024.

**A motion was made by Vice Chairperson Maxwell, seconded by Board Member Silva, that this matter be approved. The motion passed by the following vote.**

**Yeas:** 9 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Alvarez, Board Member Banos, Board Member Rolando and Board Member Spain

[24-7700](#)

Historic Preservation Board Meeting of March 20, 2024.

**A motion was made by Board Member Banos, seconded by Board Member Cuervo Dunaj, that this matter be approved with amendments. The motion passed by the following vote.**

**Yeas:** 9 - Board Member Silva, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Alvarez, Board Member Banos, Board Member Rolando, Board Member Spain and Board Member Cuervo Dunaj

**IV. CHANGES TO THE AGENDA**

**V. PUBLIC HEARING**

**VI. LOCAL HISTORIC DESIGNATIONS - None**

## VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [24-7678](#) CASE FILE COA (SP) 2024-012 CONTINUED: An application for the issuance of a Special Certificate of Appropriateness for the property at 1318 South Greenway Drive, a Contributing Resource within the Country Club of Coral Gables Historic District and the Coral Rock Residences Thematic Group, legally described as Lots 7 & 8, 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 application requests approval of a variance from Section 2-101 D (4) (b.i) of the Coral Gables Zoning Code for the minimum side setback for the carport.

**A motion was made by Board Member Banos, seconded by Vice Chairperson Maxwell, to approve the application request on the variance of section 2-102 D for the extension of the carport with the outside minimum setback required by the Coral Gables Zoning Code and approval of the Special Certificate of Appropriateness. The motion passed by the following vote:**

**Yeas:** 8 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Alvarez, Board Member Banos and Board Member Spain

**Abstentions:** 1 - Board Member Rolando

2. [24-7679](#) CASE FILE COA (SP) 2024-018: An application for the issuance of a Special Certificate of Appropriateness for the property at 1115 Obispo Avenue, a Contributing Resource within the "Obispo Avenue Historic District," legally described as Lot 16, Block 17, 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 additions and alterations to the residence and auxiliary structure, and sitework.

**A motion was made by Board Member Spain, seconded by Board Member Cuervo Dunaj, to approve with the conditions noted in the Staff report, the design proposal for the additions and alterations to the residence and auxiliary structure and site work for the property located at 1115 Obispo Avenue and approve the issuance of a Special Certificate of Appropriateness. The motion passed by the following vote:**

**Yeas:** 9 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Alvarez, Board Member Banos, Board Member Rolando and Board Member Spain

- 3. [24-7680](#) CASE FILE COA (SP) 2024-020: An application for the issuance of a Special Certificate of Appropriateness for the property at 1021 Asturia Avenue, a Local Historic Landmark, legally described as Lot 17, Block 7, 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 additions and alterations to the residence and sitework.

A motion was made by Board Member Spain, seconded by Vice Chairperson Maxwell, to approve with conditions noted in the Staff report the design proposal for the addition and alterations to the residence at 1021 Asturia Ave and approve the issuance of a Special Certificate of Appropriateness. The motion passed by the following vote:

Yeas: 9 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Durana, Chairperson Garcia-Pons, Vice Chairperson Maxwell, Board Member Alvarez, Board Member Banos, Board Member Rolando and Board Member Spain

**VIII. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE**

- 1. **Streetlights** - Staff advised the City Manager's Office is waiting for a reply from FPL on the resolution.
- 2. **DeSoto Circle** - Staff advised that the application for a federal grant was approved by the City Commission and submitted.

**IX. ITEMS FROM THE SECRETARY - None**

**X. DISCUSSION ITEMS - None**

**XI. OLD BUSINESS - None**

**XII. NEW BUSINESS - None**

**XIII. ADJOURNMENT**

This meeting was adjourned at 5:03 P.M.

**NOTE**