

City of Coral Gables

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



Agenda - Final

Thursday, April 10, 2025

4:00 PM

Police and Fire Headquarters, Community Meeting Room

Historic Preservation Board

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

I. CALL TO ORDER**II. ROLL CALL****III. APPROVAL OF THE MINUTES**

1. [25-8842](#) Historic Preservation Board Meeting Minutes for March 13, 2025
Attachments: [Historic Preservation Board Meeting Minutes for March 13, 2025](#)
[HPB 031325 Public Comment](#)

IV. CHANGES TO THE AGENDA**V. PUBLIC HEARING*****SWEARING IN OF INTERESTED PARTIES***

SIGN-IN SHEET: Those who wish to address the 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. LOCAL HISTORIC DESIGNATIONS

1. [25-8833](#) **CASE FILE LHD 2025-001:** Consideration of the local historic designation of the property at **320 Romano Avenue**, legally described as Lots 12, 13, & 14, Block 8, 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.

Attachments: [1 LHDreport -- 320 Romano Ave](#)

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [25-8834](#) **CASE FILE COA (SP) 2025-008:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1234 Country Club Prado**, legally described as Lot 17 & 18 & 19, Block 77, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

Attachments: [COA Report - SP2025-008](#)
[Survey v1 \(44\)](#)
[Letter on Intent v1](#)
[Architectural v1 \(16\)](#)
[Country Club Prado - 1234 v1](#)
[IMG_6915 v1](#)
[1234 COUNTRY CLUB PRADO v1](#)
[Capture1.1 v1](#)
[IMG_5357](#)
[IMG_5358](#)
[IMG_5359](#)
[IMG_5360](#)
[IMG_5361](#)
[IMG_5362](#)
[IMG_5363](#)
[IMG_5364](#)
[1 LHD Report -- 1234 CCP](#)

2. [25-8836](#) **CASE FILE COA (SP) 2025-007:** An application for the issuance of a Special Certificate of Appropriateness for the property at **3920 Durango Street**, legally described as Lot 6, Block 46, Coral Gables Country Club Section 3, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, 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.

Attachments: [1 LHD report - 3920 Durango v1](#)
[Curia Residence - Rev 1 Historical v1](#)
[A 0.1 v1](#)
[A 0.11 v1](#)
[24-0043-BOUNDARY SURVEY-signed v1 \(1\)](#)
[Letter of intent v1 \(23\)](#)

VIII. OLD BUSINESS**IX. NEW BUSINESS****X. CITY COMMISSION ITEMS**

1. [25-8838](#) Update on the Silver Streetlights Resolution
Attachments: [HPB Resolution re City Standard streetlights \(6\)](#)

XI. DISCUSSION ITEMS

1. [25-8837](#) SB582 - HB717 Unlawful Demolition of Historic Buildings
Attachments: [SB582 - HB717 Unlawful Demolition of Historical Buildings](#)

XII. ADJOURNMENT**NOTE**

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.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.