

City of Coral Gables

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



Meeting Minutes

Thursday, September 18, 2025

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

The Historic Preservation Board will be holding its Regular Meeting on Thursday, September 18, 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/j/88413827534> / 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 4:05 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

Board Members In Person:

Dona Spain
Cesar Garcia-Pons
Alex Silva
Michelle Dunaj
Kelley Schild
Marlin Ebbert
Ana Alvarez

Board Members Absent:

Margaret Rolando
Michael Maxwell

III. APPROVAL OF THE MINUTES

1. [25-9771](#) Historic Preservation Board Meeting Minutes for July 10, 2025 - AMENDED

A motion was made by Board member Dunaj, seconded by Board member Ebbert, to approve the meeting minutes for the July 10, 2025, Historic Preservation Board meeting. This motion passed unanimously.

2. [25-9773](#) Historic Preservation Board Meeting Minutes for August 14, 2025 - AMENDED

A motion was made by Board member Garcia-Pons, seconded by Board member Dunaj, to approve the meeting minutes for the August 14, 2025, Historic Preservation Board meeting. This motion passed unanimously.

IV. CHANGES TO THE AGENDA

1. CASE FILE COA (SP) 2025-020 721 Alhambra Circle HAS BEEN DEFERRED.

V. PUBLIC HEARING

Public Comments on 1021 Hardee Road (In Person):

Stephanie Schmidt, 1021 Cotorro Avenue

Victor Diaz, 1025 Hardee Road

Amy Schwartz

Karelia Carbonell, President of the Historic Preservation Association of Coral Gables

VI. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [25-9138](#) **CASE FILE COA (SP) 2025-013**: An application for the issuance of a Special Certificate of Appropriateness for the property at **1210 Sevilla Avenue**, a Local Historic Landmark, legally described as Lot 12, Block 8, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition to the residence.

Ms. Pernas stated this application came before the board in June 2025 and it was deferred. It was a deferral to work with the Board of Architects and Staff on what separation would be appropriate. The 08/06/2025 proposal reflects updated drawings showing a 3-foot setback from the carport. Staff is in support of this.

On Behalf of the Application:

Pedro Bravo, Bravo Architecture

Dayron Garcia, Consultant

A motion was made by Board member Garcia-Pons, seconded by Board member Schild, to approve the design proposal with the updated set of 08/06/2025, for the additional to the property located at 1210 Sevilla Avenue and approve the issuance for a Special Certificate of Appropriateness. This motion passed unanimously.

2. [25-9752](#) **CASE FILE COA (SP) 2025-019**: An application for the issuance of a Special Certificate of Appropriateness for the property at **547 Alcazar Avenue**, a Contributing Resource within the "Alcazar Avenue Historic District," legally described as Lot 24, Block 13, Section 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. The application requests design approval for the enclosure of the open front porch with impact-resistant windows and doors.

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

On Behalf of the Application:

Carina Lorenzen, Owner

Javier Diaz, Owner

Dirk Lorenzen, Father of Owner

Public Comments Received:

Brett Gillis, Historian

A motion was made by Board member Dunaj, seconded by Board member Garcia-Pons, to deny the design proposal for the enclosure of the open front porch with impact-resistant windows and doors on the property located at 547 Alcazar Avenue and to deny the issuance of the Special Certificate of Approval. This motion failed by the following vote:

Yeas: Alvarez, Schild, Dunaj, Garcia-Pons

Nays: Spain, Ebbert, Silva

A motion was made by Board member Ebbert, seconded by Board member Spain, to approve the application and adopting the staff conditions that are set forth by the Historic Resources staff and approve the issuance of a Special Certificate of Appropriateness. This motion failed by the following vote:

Yeas: Garcia-Pons, Spain, Ebbert, Silva

Nays: Alvarez, Schild, Dunaj

This item will be CONTINUED to the next meeting.

3. [25-9753](#) **CASE FILE COA (SP) 2025-020:** An application for the issuance of a Special Certificate of Appropriateness for the property at **721 Alhambra Circle**, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lot 14, Block 24, 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. The application requests design approval for the installation of an S-tile roof.

This item is deferred.

4. [25-9137](#) **CASE FILE COA (SP) 2025-017:** An application for the issuance of a Special Certificate of Appropriateness for the property at **415 Aragon Avenue**, a Local Historic Landmark, legally described as Lot 16 & W1/2 Lot 15, Block 7, Section Coral Gables Section B, according to the Plat thereof, as recorded in Plat Book 5, at Page 11, of the Public Records of Miami-Dade County, Florida. The application requests design approval to correct work without a permit with additions and alterations to the residence and detached garage, and sitework.

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

On Behalf of the Application:

Albert Poza, A.R. Poza Architect, Inc.

A motion was made by Board member Alvarez, seconded by Board member Spain, to approve with conditions, a design proposal for an addition and alterations to the residence and site work at the property located at 415 Aragon Avenue and approve the issuance of a Special Certificate of Appropriateness with the following conditions:

1. In lieu of staff on the relocation of the carport connector, connector shown on plans is acceptable.
2. Front porch to remain open/unenclosed. Build the original columns back and railings per original drawings.
3. Acceptable per drawing.
4. Door glass to be clear/no tint.no reflectivity, no low e
5. Windowsill to remain
6. French doors with higher kick plate/bottom rails
7. Roof tiles to be true, two-piece barrel tile
8. Low relief arch panel at French door to remain
9. The house is not to be re-stuccoed in its entirety. Patching may occur with sample of stucco to be approved by Historic Preservation Staff prior to application
10. Tuned columns shop drawing required.
11. Existing original front door to remain.
12. Provide details of repair/restoration work to be done on the original features of the residence.
13. Provide construction details of front door hood. If not buildable Is ok without it. Canvas awning would be acceptable.
14. The parapet to be simplified as described where you get a continuous height coming across to cover the beams beyond.
15. Stucco to be distinguished from the existing residence.
16. Recess on the original garage door can be handles instead of a recess with a scoring.
17. To determine the finished floor at the garage and take appropriate action with the building official.
18. Keep staff informed on the forensics and assessments of the existing structure.

This motion passed unanimously.

5:59 PM Meeting Break

6:10 PM Meeting Resumes

5. [25-9508](#) **CASE FILE COA (SP) 2024-027:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1258 Obispo Avenue**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lots 1 and 2, Block 3, 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 design approval for the demolition of the existing residence. The applicant is claiming economic hardship.

Ms. Throckmorton gave the board a brief overview of what’s in the code in order to hear this application appropriately. This is an undue economic hardship application.

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

On Behalf of the Application:

Cesar Maestre, Jr. Esq.

Oscar De La Rosa, Esq.

Javier Avila & Jennifer Ruiz, Owners

Public Comment Letters Received in Support of Denial:

Brett Gillis, Historian

Jaime & Zully Pardo, Residents

Karelia Carbonell, Historic Preservation Association of Coral Gables

A motion was made by Board member Schild, seconded by Board member Dunaj, to reject the claim of undue economic hardship, it has not been established the owner has been denied all reasonable beneficial use or return on the property per the findings and staff report. This motion passed unanimously.

A motion was made by Board member Schild, seconded by Board member Dunaj, to deny the issuance of a Special Certificate of Appropriateness for demolition based on the staff report and findings and deny the design proposal. This motion passed unanimously.

Board member Schild requested the Historical Resources staff and the building department staff inspect the current condition of the property.

VII. OLD BUSINESS

VIII. NEW BUSINESS

1. Gondola Building – Chairperson Silva will attend the City Commission on Thursday, September 25, 2025, to represent the board and support and speak on the Gondola item.

IX. CITY COMMISSION ITEMS

X. ITEMS FROM THE SECRETARY

1. Friday, October 17, 2025 – Is the date for the next “Boards & Committees Ethics Training.” This training will take place at the Public Safety Building, 2151 Salzedo Street, 9:00 AM – Noon.

Board members expressed interest in having specific training for this board again.

XI. DISCUSSION ITEMS

1. 1021 Hardee Road

In July, this board was informed of actions taken by the building official, code enforcement board and the construction regulation board. They cited the property for demolition by neglect.

There are two parallel cases proceeding with the City Code Enforcement Board as well as the construction regulation board. There are fines running of \$2,150 per day for violation of orders that were issued by both of those boards. There is also a pending civil case in which the city has filed for some immediate action that is pending in the courts.

Separately, given the status of the structure and concerns about the safety of the building, the city, at its own expense, has entered the property and shored up the property. It has now been shored by city contractors. There are ongoing construction regulation board cases, code enforcement board cases as well as the civil suit and fines running daily until that order is complied with.

A COA was issued by this board in 2021.

Chairperson Silva has asked staff to come back with an update at the next meeting.

Stephanie Schmidt
Victor Diaz, 1025 Hardee Road

XII. ADJOURNMENT

This meeting was Adjourned at 7:55 PM.

NOTE