

# City of Coral Gables

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



## Agenda - Final

Wednesday, March 20, 2024

4:00 PM

City Hall, Commission Chambers

### Historic Preservation Board

*Chairperson Cesar Garcia-Pons*  
*Vice Chairperson Michael J. Maxwell*  
*Board Member Michelle Cuervo Dunaj*  
*Board Member Xavier F. Durana*  
*Board Member Bruce Ehrenhaft*  
*Board Member Brett Gillis*  
*Board Member Margaret "Peggy" Rolando*  
*Board Member Dona Spain*  
*Board Member Alejandro Silva*

The Historic Preservation Board will be holding its Regular Meeting on March 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

One tap mobile

+17866351003,,88413827534# US (Miami)

+16465189805,,88413827534# US (New York)

Dial by your location

+1 786 635 1003 US (Miami)

+1 646 518 9805 US (New York)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 470 381 2552 US (Atlanta)

Meeting ID: 884 1382 7534

Find your local number: <https://us06web.zoom.us/u/kbrgrILN6G>

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****III. APPROVAL OF THE MINUTES**

1. [24-7228](#) Historic Preservation Board Meeting Minutes for December 14, 2024  
**Attachments:** [Historic Preservation Board Minutes 12.14.2023 Revised Exhibit A - HPB Resolution re City Standard Streetlights](#)
  
2. [24-7227](#) Historic Preservation Board Meeting Minutes for January 24, 2024  
**Attachments:** [Historic Preservation Board Meeting Minutes January 24, 2024](#)

**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. [24-7056](#) CASE FILE LHD 2023-011: Consideration of the local historic designation of the property at 415 Aragon Avenue, legally described as Lot 16 and the West ½ of Lot 15, Block 7, 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.  
**Attachments:** [1 LHD 2023-11 -- 415 Aragon Ave](#)
  
2. [24-7180](#) CASE FILE LHD 2024-001: Consideration of the local historic designation of the property at 808 Majorca Avenue, legally described as the East 25 Feet of Lot 7 & All of Lot 8, Block 30, 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.  
**Attachments:** [1 LHD 2024-01 -- 808 Majorca](#)
  
3. [24-7181](#) 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.  
**Attachments:** [1 LHDreport -- 3519 Toledo](#)

**Case File LHD 2024-002 will be deferred to the May 15, 2024 Historic Preservation Board meeting.**

## VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [24-7183](#) CASE FILE COA (SP) 2024-006 Continued: An application for the issuance of a Special Certificate of Appropriateness for the property at 1316 Alhambra Circle, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lots 9 & 10, Block 15, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval to replace the original front door of the residence.

**Case File COA (SP) 2024-006 will be deferred to the April 17, 2024 Historic Preservation Board Meeting.**

2. [24-7184](#) CASE FILE COA (SP) 2024-005: An application for the issuance of a Special Certificate of Appropriateness for the property at 1031 Alhambra Circle, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lots 19 & 20 and the East 19 Feet of Lot 21, 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 design approval for additions and alterations to the residence and sitework.

**Attachments:** [COA Report - SP2024-005](#)  
[1031 ALHAMBRA CIRCLE DRAWINGS COMBINED](#)  
[1031 ALHAMBRA CIRCLE CONTEXT](#)  
[1031 ALHAMBRA CIR SIGNED CERTIFICATE OF APPROPRIATENESS](#)  
[1031 ALHAMBRA CIR LETTER OF INTENT](#)  
[1031 ALHAMBRA CIR SURVEY](#)

3. [24-7185](#) CASE FILE COA (SP) 2024-002: An application for the issuance of a Special Certificate of Appropriateness for the property at 1615 Country Club Prado, a Local Historic Landmark, legally described as the North 4.46 Feet of Lot 18 and Lots 19 & 20, Coral Gables Section "E," according to the Plat thereof, as recorded in Plat Book 8, Page 86 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 - SP2024-002](#)  
[1615 Country Club Prado - Drawings Combined](#)  
[LETTER OF INTENT 12-06-23](#)  
[BOA APPROVAL 01-23-24](#)  
[SURVEY](#)

4. [24-7186](#) CASE FILE COA (SP) 2024-003: An application for the issuance of a Special Certificate of Appropriateness for the property at 1498 Sevilla Avenue, a Local Historic Landmark, legally described as Lots 1 to 3 Inclusive, Block 6, 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. Variances have also been requested from Article 2, Section 2-101 (4) c and Article 14, Section 14-210.5 (C) & (D) of the Coral Gables Zoning Code for the minimum rear setback.

**Attachments:** [COA Report - SP2024-003](#)  
[1498 Sevilla Avenue - Historic Board Set 24.01.30](#)  
[1498 Sevilla Ave Letter of Intent Revision](#)  
[1498 Sevilla Avenue- Application](#)

5. [24-7187](#) CASE FILE COA (SP) 2024-001: An application for the issuance of a Special Certificate of Appropriateness for the property at 932 Tendilla Avenue, a Local Historic Landmark, legally described as Lots 3, 4 & 5, Block 39, 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 Dade County, Florida. The application requests design approval for demolition of the original auxiliary structure, additions and alterations to the residence, and sitework.

**Attachments:** [932 Tendilla Ave Certificate of Appropriateness Application](#)  
[240111 WrittenStatementLOI](#)  
[BOA comments](#)  
[932 Tendilla 240219 Drawings](#)

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

1. [24-7061](#) CASE FILE LHD 2022-007: Consideration of the local historic designation of the property at 1221 Milan Avenue, legally described as Lot 9, Block 39, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida on remand from the City Commission.

**Attachments:** [2 LHDreport -- 1221 Milan 022124](#)  
[City Commission Resolution #R-2023-98](#)

## IX. ITEMS FROM THE SECRETARY

## X. DISCUSSION ITEMS

## XI. OLD BUSINESS

## XII. NEW BUSINESS

## XIII. 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](mailto: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.