

City of Coral Gables

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



Agenda

Wednesday, August 21, 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 August 21, 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. [24-7892](#) Historic Preservation Board Meeting Minutes April 17, 2024
Attachments: [HPB Minutes April 17, 2024 Legistar](#)
2. [24-7893](#) Historic Preservation Board Meeting Minutes June 20, 2024
Attachments: [HPB Minutes June 20, 2024 Legistar](#)
3. [24-7894](#) Historic Preservation Board Meeting Minutes July 17, 2024
Attachments: [HPB Minutes 07.17.2024 Legistar](#)

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. [24-7863](#) CASE FILE LHD 2024-008: Consideration of the local historic designation of the property at 1144 Milan Avenue, legally described as Lot 3 & the East 10 Feet of Lot 2, Block 26, 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.

 Attachments: [1 LHDreport -- 1144 Milan](#)

2. [24-7864](#) CASE FILE LHD 2024-006: Consideration of the local historic designation of the property at 3920 Durango Street, legally described as Lot 6, Block 46, 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 LHD report - 3920 Durango](#)

3. [24-7782](#) CASE FILE LHD 2024-007 AND COA (SP) 2024-023: Consideration of the local historic designation of the property at 4722 Alhambra Circle, legally described as Lot 11 & 12, Block 79, 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. The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for the demolition of the original auxiliary structure, additions and alterations to the residence and sitework.

 Attachments: [1 LHDreport -- 4722 Alhambra](#)
 [COA \(SP\) 2024-023 --4722 Alhambra Cir](#)
 [4722 Alhambra Cir - Applicant Photos](#)
 [4722 Alhambra Cir - Drawings Combined](#)
 [CERTIFICATE OF APPROPRIATENESS v1 \(6\)](#)
 [Letter of Intent v1 \(7\)](#)
 [Letter of Intent 6-26-2024 \(updated\)](#)
 [4722 Alhambra Cir Public Comment Received for 071724 HPB](#)

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [24-7865](#) CASE FILE COA (SP) 2023-031 CONTINUED: An application for the issuance of a Special Certificate of Appropriateness for the property at 1260 South Greenway Drive, a Contributing Resource within the "Country Club of Coral Gables Historic District," legally described as Lots 1 & 2, Block 5, 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 for a variance from Article 2, Section 2-101 (D) #10c for the proposed new driveway on South Greenway.

Attachments: [COA Report - SP2023-031 CONTINUED](#)
[1260 S Greenway Dr Landscape Plans Combined](#)
[1260 S Greenway Dr Plans Combined](#)
[1260 S Greenway Dr Applicant Photos](#)
[Letter of Intent Casariego_v1 \(3\)](#)
[Certificate of Appropriateness Application Casariego_v1 \(1\)](#)
[Letter of Support from Neighbor_v1 \(1\)](#)
[Survey_v1 \(5\)](#)

2. [24-7866](#) CASE FILE COA (SP) 2024-022: An application for the issuance of a Special Certificate of Appropriateness for the property at 1006 Madrid Street, a Local Historic Landmark, legally described as Lot 16, Block 51, 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. The application requests approval for a variance from Article 8, Section 8-203 (B) for ground area coverage.

Attachments: [COA Report - SP2024-022](#)
[1006 Madrid St Plans Combined](#)
[Letter of Intent_v1 \(6\)](#)
[Certificate of Appropriateness_v1 \(4\)](#)
[1006 Madrid St BOA Approval_v1](#)
[1006 Madrid St Survey_v1](#)

3. [24-7867](#) CASE FILE COA (SP) 2024-021: An application for the issuance of a Special Certificate of Appropriateness for the property at 1148 Alhambra Circle, a contributing resource within the "Alhambra Circle Historic District," legally described as Lots 1 & 2, Block 15, 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.

Attachments: [COA Report - SP2024-021](#)
 [1148 Alhambra Cir - BoA Approved Set](#)
 [COA App - 1148 Alhambra Cir Executed](#)
 [Letter of Intent - 1148 Alhambra Cir](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. CITY COMMISSION ITEMS

XI. DISCUSSION ITEMS

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.