

City of Coral Gables

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



Agenda - Final

Wednesday, October 16, 2024

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

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

The Historic Preservation Board will be holding its Regular Meeting on October 16, 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/j/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
- 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. [24-8185](#) FILE LHD 2024-010: Consideration of the local historic designation of the property at **446 Navarre Avenue**, legally described as Lot 1, Block 3, 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 2024-010 -- 446 Navarre](#)
[NavarreAvenue446 - L1 - Significance Det](#)

2. [24-8184](#) CASE FILE LHD 2024-009: Consideration of the local historic designation of the property at **1414 Galiano Street**, legally described as Lots 12 & E15FT Lot 13, Block 32, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

Attachments: [1 LHD Report -- 1414 Galiano St](#)
[1414 Galiano St - L1 - Hist Sig](#)
[1414 Galiano Street - Presentation Summary](#)
[1414 Galiano Street - Reference Photos](#)
[1414 Galiano Street - Research Packet](#)

VII. TRANSFER OF DEVELOPMENT RIGHTS (RECEIVING SITE):

1. [24-8190](#) The proposed development (receiving site) is located at **299 Minorca Avenue**, legally described as Lots 45 through 48, Block 17, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat book 8, Page 33 of the Public Records of Miami-Dade County, Florida. The following Local Historic Landmark properties are within five hundred (500) feet of the proposed development located at 299 Minorca Avenue:

- **2120-2140 Salzedo Street** (also known as 301-305 Alcazar Avenue), legally described as Lots 25 through 30, Block 19, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, page 33 of the Public Record of Miami-Dade County, Florida.
- **235 Majorca Avenue**, legally described as Lots 42 to 45 Inclusive, Block 7, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

Therefore, per Section 14-204.6 of the Coral Gables Zoning Code, the Historic Preservation Board's review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property.

Attachments: [Report TDR 2020-001 100 Miracle Mile RECEIVING SITE](#)
[Minorca HPB LOI Updated 9-30-2024](#)
[299 Minorca Arch and Landscape Plans_Color Photos_v1](#)
[299 Minorca ALTA Survey_v1](#)
[299 Minorca Color Photos_v1](#)
[299 Minorca Prelim BOA Approval 9-12-2024_v1](#)
[HPB TDR Receiving Site Application_v1](#)
[2120 Salzedo Street LHD Report](#)
[235 Majorca Ave LHD Report](#)

VIII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [24-8186](#) CASE FILE COA (SP) 2024-025, CONTINUED: An application for the issuance of a Special Certificate of Appropriateness for the property at **236 Aledo Avenue**, a Local Historic Landmark, legally described as Lots 4 to 7 inclusive, Block 18, 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. The application requests design approval for additions and alterations to the residence and sitework. A variance is being requested from Section 2-101 D (4) (b.i.) of the Coral Gables Zoning Code for the minimum required side setback for the construction of the new addition.

Attachments: [COA Report - SP2024-025 CONTINUED](#)
[236 ALEDO AVE- Combined Plans Updated](#)
[236 Aledo Ave - Combined Plans Previous HPB 091825](#)
[236 Aledo Ave - CERTIFICATE OF APPROPRIATENESS](#)
[236 Aledo Ave - Survey](#)
[Photos by Applicant - Adjacent Properties](#)

2. [24-8189](#) CASE FILE COA (SP) 2024-030: An application for the issuance of a Special Certificate of Appropriateness for the property at **803 Anastasia Avenue**, a Local Historic Landmark, legally described as Lots 13 & 14, Block 26, Coral Gables Country Club Section 2, according to the Plat thereof, as recorded in Plat Book 32, at Page 63, of the Public Records of Miami-Dade County, Florida. The application requests design approval for a new gazebo and sitework. A variance is being requested from Section 2-101 D (4) (c) of the Coral Gables Zoning Code for the minimum rear setback for the construction of a new gazebo addition.

Attachments: [COA Report - SP2024-030](#)
[Lee Letter Historic_v1 \(2\)](#)
[A00 Cover-A00 4_v1](#)
[A-1-Site Plan-A-1 1_v1](#)
[A-2-area Calculations-A-1_v1](#)
[A-3-Contextual Study-A-1.1_v1](#)
[A-4_v1](#)
[A-5-Existing -New elevations-A-5 1_v1](#)
[A-6-Existing -New elevations-A-1_v1](#)
[A-7-Proposed-A-7_v1](#)
[A-8-Existing floor plan-A-8 1_v1](#)
[Existing Pictures_v1](#)
[Survey_v2_v1](#)

3. [24-8187](#) CASE FILE COA (SP) 2024-031: An application for the issuance of a Special Certificate of Appropriateness for the property at **1801 Cordova Street**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lot 1, Block 3, 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 after-the-fact design approval for the installation of an S-tile roof.

Attachments: [COA SP 2024-031 Report](#)
[Letter of Intent - A&E Roofing](#)
[Photo of the Front_v1](#)
[Plans_v1 \(1\)_v1](#)
[Property Appraiser \(1\)_v1](#)
[REVR-24-07-2449 - APPROVED SET \(1\)_v1](#)
[BOA Approval_v1](#)
[Permit Card \(4\)_v1](#)
[1801 Cordova St - COA Application](#)
[HPB Posting Photo -1](#)
[HPB Posting Photo -2](#)

4. [24-8188](#) CASE FILE COA (SP) 2024-029: An application for the issuance of a Special Certificate of Appropriateness for the property at **516 Caligula Avenue**, a Contributing Resource within the “French Country Village,” legally described as Lots 6-7 & 8, Block 125, Coral Gables Riviera Section 10, according to the Plat thereof, as recorded in Plat Book 31, at Page 1, of the Public Records of Miami-Dade County, Florida. The application requests design approval for a new slate and copper roof and the removal of three dormers.

Attachments: [COA SP 2024-029 Report](#)
[516 Caligula Ave - 1940s Photo](#)
[516 Caligula Roof - Historical Landmark - Proposal v1](#)
[LOI 516 Caligula Historical Department Signed v1](#)
[516 Caligula Roof Project with Technical Aspects v1 \(2\)](#)
[516 Caligula Roof Project with Technical Aspects v1 \(1\)](#)
[516 Caligula - BOA Approval](#)

IX. OLD BUSINESS

X. NEW BUSINESS

XI. CITY COMMISSION ITEMS

XII. DISCUSSION ITEMS

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, 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.