

City of Coral Gables

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



Meeting Minutes

Thursday, August 14, 2025

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

The Historic Preservation Board will be holding its Regular Meeting on Thursday, August 14, 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/kbrgrlLN6G> / 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 4:11 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 and Board Member Garcia-Pons, Alvarez

Excused: 1 - Board Member "Peggy" Rolando

III. APPROVAL OF THE MINUTES

[25-9509](#)

Historic Preservation Board Meeting of July 10, 2025.

A motion was made by Board member Dunaj, seconded by Board member Silva, to defer this item. This motion passed by the following vote:

Yeas: 7 - Board Member Maxwell, Board Member Silva, Board Member Cuervo Dunaj, Board Member Ebbert, Board Member Schild and Board Member Garcia-Pons, Alvarez

Nays: 1 - Board Member Spain

Excused: 1 - Board Member "Peggy" Rolando

IV. CHANGES TO THE AGENDA

1. **ITEM VII. 1. 25-9139 CASE FILE COA (SP) 2025-018 - This item was heard first at the request of staff.**

V. PUBLIC HEARING**VI. SPECIAL CERTIFICATES OF APPROPRIATENESS**

1. [25-9139](#) **CASE FILE COA (SP) 2025-018:** An application for the issuance of a Special Certificate of Appropriateness for the property at **405 Viscaya Avenue**, a Contributing Resource within the “French Normandy Village Historic District,” legally described as Portions of Lots 10 & 11, Block 4, The French Village of Coral Gables, according to the Plat thereof, as recorded in Plat Book 29, at Page 71, of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the installation of impact-resistant windows and doors.

On Behalf of the Application:
Harris Levine, Property Owner

Based upon applicable ordinances and the requirements of Section 8-106 and the fact that there are detailed facts in the staff report this motion is made by Board member Dunaj, seconded by Board member Schild to deny the after-the-fact design approval for the installation of impact resistant windows and doors on the property located at 405 Viscaya Avenue in the French /village of Coral Gables and to deny the issuance of a Special Certificate of Appropriateness based upon the unique facts in this case and the high reflectivity of the windows. This motion did not pass by the following vote:

Nays: Alvarez, Garcia-Pons, Spain, Ebbert, Silva

Yeas: Dunaj Schild, Maxwell

A motion was made by Board member Garcia-Pons, seconded by Board member Ebbert, To approve the after-the-fact design approval for the installation of impact resistant windows and doors on the property located at 405 Viscaya Avenue and approve the issuance of a Special Certificate of Appropriateness. This motion passed by the following vote:

Yeas: 5 - Board Member Silva, Board Member Ebbert, Board Member Spain and Board Member Garcia-Pons, Alvarez

Nays: 3 - Board Member Maxwell, Board Member Cuervo Dunaj and Board Member Schild

Excused: 1 - Board Member "Peggy" Rolando

5:13 PM - Meeting Break

5:28PM - Meeting Resumes

VII. LOCAL HISTORIC DESIGNATIONS

1. [25-9376](#) **CASE FILE LHD 2025-005:** Consideration of the local historic designation of the property at **1005 South Alhambra Circle**, legally described as Lots 56, 57 & the West 25 Feet of Lot 55, Block 241, Coral Gables Riviera Section Part Twelve, according to the Plat thereof, as recorded in Plat Book 28, at Page 35 of the Public Records of Miami-Dade County, Florida.

On Behalf of the Application:

**Karelia Carbonell, Historic Preservation Association of Coral Gables
Brett Gillis, Historian**

Against the Application:

**Julio Acosta, Property Owner
Hamed Rodriguez, Architect**

A motion was made by Board member Schild, seconded by Board member Spain, to deny the local historic designation of the property at 1005 S Alhambra Circle based on the presentations. This motion passed by the following vote:

Yeas: 7 - Board Member Alvarez, Board Member Silva, Board Member Cuervo Dunaj, Board Member Ebbert, Board Member Schild, Board Member Spain and Board Member Garcia-Pons

Excused: 1 - Board Member "Peggy" Rolando, Maxwell

IX. OLD BUSINESS

X. NEW BUSINESS

XI. BOARD ITEMS / CITY COMMISSION ITEMS / CITY PROJECTS UPDATE

1. **Presentation regarding the relocation of the Gondola Building.**

On Behalf of the Item:

Hermes Diaz, Director of Public Works

A recommendation was made to the City Commission by the Historic Preservation Board that they be provided the approved Certificate of Appropriateness along with staff's presentation. This motion passed by the following vote:

Yeas: 7 - Board Member Maxwell, Board Member Silva, Board Member Cuervo Dunaj, Board Member Ebbert, Board Member Schild, Board Member Spain and Board Member Garcia-Pons

Excused: 1 - Board Member "Peggy" Rolando

A motion was made by Board member Spain, seconded by Board member Dunaj, ask staff to work on design guidelines for the French Normandy Village. This motion passed by the following vote:

Yeas: 7 - Board Member Alvarez, Board Member Silva, Board Member Cuervo Dunaj, Board Member Ebbert, Board Member Schild, Board Member Spain and Board Member Garcia-Pons

Excused: 1 - Board Member "Peggy" Rolando, Maxwell

XII. DISCUSSION ITEMS

XIII. ADJOURNMENT

NOTE