

February 20, 2026

Ms. Anna Pernas, Director
Historical Resources Department
City of Coral Gables
2327 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

Re: 2509 and 2515 Indian Mound Trail / Second Amended Letter of Intent for Historic Designation, Certificate of Appropriateness and Related Variances

Dear Ms.Pernas :

On behalf of Christine Mugrage and Vivian Sanchez as Trustees of the Christine Marie Mugrage Trust, and the Vivian Ana Sanchez Revocable Trust, (the "Property Owners"), the owners of the two (2) single family homes located at 2509 Indian Mound Trail and 2515 Indian Mound Trail (collectively the "Property"), we hereby submit this request for a Certificate of Appropriateness in connection with the construction of an addition unifying the existing two single family homes in a manner that is barely perceptible from the street along with other additions, renovations and demolition so as to create a multi-building residence consistent with modern living standards and ensuring the maintenance and preservation of the 2509 Indian Mound Trail home which we are proposing be designated historic (the "Project").

The Property is zoned Single Family Residential and has a Land Use designation of Single-Family Low Density. The Property is a total of 14,230 SF in lot area and consists of two (2) single family homes. The enclosed plans which have been approved by the City's Board of Architects demonstrate how the Project is consistent with the existing architectural style of the two (2) homes and the neighborhood, as further discussed below.

Context

The Property Owners have resided at 2515 Indian Mound Trail since 2006. They have purchased the adjacent home to the northeast at 2509 Indian Mound Trail in order to create their dream home with sufficient space to house care for their aging parents. This will be accomplished by the construction of an addition for a new gallery-style hall connecting both homes. This addition will be nearly imperceptible from the street and the appearance of two (2) separate homes from the street front will remain. This design will protect the integrity of the 2509 Indian Mound Trail home and will be in line with the character of the neighborhood. Importantly, this connection will allow for the rehabilitation and historic designation of the home at 2509 Indian Mound Trail which has significantly deteriorated under the previous owner but will still allow for 2509 Indian Mound Trail to be a viable structure considering that the original structure is likely too small of a building to be an economically viable and marketable property in this neighborhood on its own. However, to accomplish this plan certain variances from the City of Coral Gables Zoning Code

(the “Zoning Code”) are being requested. These requests allow the enhancement of the Property in a way consistent with its context and block, maintaining the visually pleasing historic architecture in the neighborhood.

Included in the request for a Certificate of Appropriateness is a request for the following variances: (1) To permit a lot coverage of 5,310 SF (37.3%) where a maximum of 4,981SF (35%) is permitted pursuant to Section 2-101.D.6.a of the Zoning Code; (2) to permit a reduction of the side setback consistent with the existing setback so as to permit the Side setbacks to be 5’3” and 5’, for a total combined of 10’3”, where 20’ combined is required, and (3) to provide a Rear proposed setback of 5’ as currently exists, where 10’ is required.

Certificate of Appropriateness

Pursuant to Section 8-106.C of the Zoning Code, the proposed Project meets the criteria for a Certificate of Appropriateness in that it does not adversely affect the historic, architectural, or aesthetic character, or the relationship and congruity between the Project and its neighbors. The Project echoes the form, spacing, height, and setbacks of the existing neighborhood while highlighting the historic nature of the 2509 Indian Mound Trail home, and visually maintaining the two homes as two (2) separate and distinct homes from the street consistent with the character of the neighborhood. Importantly, the Project provides a viable path for the rehabilitation and continued use of 2509 Indian Mound Trail which is in an advanced state of disrepair.

Requested Variances

The variances requested comply with the standards set forth in Section 14-207.6 of the Zoning Code as follows:

- 1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.*

The Property is comprised of two (2) homes, one of which, 2509 Indian Mound Trail, we believe merits historic designation. Inclusion of 2509 Indian Mound Trail as a contributing resource on the City’s register creates a special condition and circumstance. Accordingly, the requested variances allow construction of an addition that would expand and enhance the Property in a way that makes both buildings useful for their long-term future and protects the historic significance of the structures and respects the neighborhood. The variance for lot coverage is justified by the fact that these unique circumstances are requiring that two previous existing homes are now being consolidated into one residence.

With respect to the proposed setbacks, the existing setbacks are legally non-conforming and have been existing since the homes were constructed in the 1930’s. The proposed setbacks are not being created or expanded beyond what exists due to any proposed construction or expansion. All proposed additions will be within the existing setbacks.

- 2. That the special conditions and circumstances do not result from the actions of the applicant.*

The existing conditions of the homes, and, in particular, the advanced deteriorated state of 2509 Indian Mound Trail, is not a condition or circumstance resulting from the actions of the Property Owners. Similarly, the setback variance request does not result from the actions of the Property Owners as the homes already exists and would otherwise continue in existence as legal non-conforming buildings if the Property were considered two (2) separate homes. None of these existing conditions were created by the Property Owners. Moreover, the proposed additions do not increase or expand the existing setbacks and the lot coverage variance is the result of consolidating two homes as one residence.

3. *That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.*

The variances will not confer a special privilege but will simply permit the construction of an addition connecting the two homes and the improvement of the living spaces of the to be consolidated residence while maintaining the appearance of two (2) separate and distinct homes, and preserving 2509 Indian Mound Trail as a historic building.

4. *That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.*

A strict interpretation of the Zoning Code would deprive the Property of rights commonly enjoyed by other properties in the same zoning district. 2509 Indian Mound Trail cannot be made into a livable space by present day standards without these variances. Furthermore, the existing setbacks are legal non-conforming characteristics of the Property and requiring compliance with the Code would require partial demolition of the existing homes which would work an undue hardship on the Property owners. The proposed additions do not increase or expand the existing setbacks.

5. *That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

The plans proposed include the minimum variances that will make possible the reasonable use of the Property, anything less would not allow for the two (2) separate buildings to operate cohesively as one residential dwelling nor will it allow the revival and rehabilitation of the 2509 Indian Mound Trail home.

6. *That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.*

Granting this variance will have no effect on the use of the Property. A single-family home use is a permitted use in the applicable zoning district.

7. *That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The granting of these variances will help maintain the high-quality single-family neighborhood character already existing in the City and the historic fabric of this neighborhood in particular and will ensure the continued viability and maintenance of both buildings.

8. *That the granting of the variance is appropriate for the continued preservation of a historic landmark or historic landmark district.*

The granting of these variances is appropriate for the continued preservation and enhancement of the 2509 Indian Mound Trail building. The proposed plans visually maintain the homes as two (2) separate structures from the street and improves upon the landscaping that is currently on the Property. The proposed plans will provide a high-quality, aesthetically pleasing Project which will ensure the that the building at 2509 Indian Mound Trail which is presently an eyesore will be rehabilitated and return to being a building which enhances the neighborhood.

Accordingly, we respectfully request your favorable consideration of this submittal and that you schedule it for the next available agenda of the Historic Preservation Board. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra