

City of Coral Gables

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



Meeting Minutes

Wednesday, January 24, 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

I. CALL TO ORDER

- Present:** 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Board Member "Peggy" Rolando and Board Member Spain
- Absent:** 2 - Board Member Gillis and Vice Chairperson Maxwell

II. ROLL CALL

- Present:** 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Board Member "Peggy" Rolando and Spain
- Absent:** 2 - Board Member Gillis and Vice Chairperson Maxwell

III. APPROVAL OF THE MINUTES

Previous meeting minutes will be available at the next meeting.

IV. CHANGES TO THE AGENDA

V. PUBLIC HEARING

VI. LOCAL HISTORIC DESIGNATIONS

- 1. [24-6942](#) **CASE FILE LHD 2023-010:** Consideration of the local historic designation of the property at **241 Romano Avenue**, legally described as Lots 3 and 4, Block 2, Coral Gables 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.

A motion to approve the Local Historic Designation of the property at 241 Romano Avenue, based on its historical, cultural and architectural significance. The motion passed by the following vote:

- Yeas:** 6 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons and Board Member "Peggy" Rolando
- Absent:** 2 - Board Member Gillis and Vice Chairperson Maxwell

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS:

1. [24-6943](#) **CASE FILE COA (SP) 2023-025:** An application for the issuance of a Special Certificate of Appropriateness for the property at **902 South Greenway Drive**, a Contributing Resource within the “Country Club of Coral Gables Historic District” and the “Coral Rock Residences Thematic Group,” legally described as Lots 14 & 15, Block 36, 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. The application requests design approval for the construction of a one-story detached auxiliary structure and sitework.

A motion was made by Board Member Spain, seconded by Board Member Durana, to approve the design proposal for the construction of a one-story detached auxiliary structure, alteration to the residence, and sitework with the condition noted in the Staff report amended to include maintaining the width of the existing front steps and allow for a 36" - 42" landing and all paving materials to be submitted to staff for review, for the residence at 902 South Greenway Drive. The motion passed by the following vote:

Yeas: 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Board Member "Peggy" Rolando and Spain

Absent: 2 - Board Member Gillis and Vice Chairperson Maxwell

A motion was made by Board Member Spain, seconded by Board Member Ehrenhaft, to approve the application for the issuance of a Special Certificate of Appropriateness for the property at 902 South Greenway Drive. The motion passed by the following vote:

Yeas: 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Board Member "Peggy" Rolando and Board Member Spain

Absent: 2 - Board Member Gillis and Vice Chairperson Maxwell

2. [24-6944](#) **CASE FILE COA (SP) 2023-027:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1216 Castile Avenue**, a Contributing Resource within the “Castile Avenue Historic District,” legally described as Lot C, Block 7, 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 design approval for alterations to the existing residence, the construction of a freestanding gazebo, and sitework.

A motion was made by Board Member Spain, seconded by Board Member Durana, to approve with the conditions stated in the Staff report, design approval for alterations, site improvements and construction of a new gazebo, for the property located at 1216 Castile Avenue and approve the issuance of a Special Certificate of Appropriateness. The motion passed by the following vote:

Yeas: 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Board Member "Peggy" Rolando and Spain

Absent: 2 - Board Member Gillis and Vice Chairperson Maxwell

3. [24-6945](#) **CASE FILE COA (SP) 2023-029:** An application for the issuance of a Special Certificate of Appropriateness, in accordance with Article 8, Section 8-104 (D) (2) of the City of Coral Gables Zoning Code, for the public right-of-way adjacent to **216 and 224 Catalonia Avenue, 3000 Ponce de Leon Boulevard, 203 University Drive, and 225 Malaga Avenue**, legally described as Lots 8 through 20, Block 29, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, at Page 40, of the Public Records of Miami-Dade County, Florida. The applicant is requesting a recommendation of approval for an amendment to the City Plan for the vacation of the alley and the abandonment and vacation of a portion of University Drive.

The proposed development is also a receiving site for Transfer of Development Rights. The following historically designated properties are within five hundred (500) feet of the proposed development:

- Historic "White Way" Street Lights, a Local Historic Landmark, located on Riviera Drive between Anastasia Avenue and University Drive and on University Drive between Bird Road and Ponce de Leon Boulevard.
- 2901 Ponce de Leon Boulevard, legally described as Tract E, Plaza Coral Gables, according to the Plat thereof, as recorded in Plat Book 173, Page 078 of the Public Record of Miami-Dade County, Florida.
- 247 Malaga Avenue, legally described as Lots 26 & 27, Block 29, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40 of the Public Record of Miami-Dade County, Florida.

Therefore, per Section 14-204.6 (A) (3) 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 properties.

A motion was made by Board Member Silva, seconded by Board Member Spain, to deny the request for recommendation of approval to the City Commission for amendment to the City Plan for the vacation of the alley on the property adjacent to 216 and 224 Catalonia Avenue, 3000 Ponce De Leon Boulevard, 203 University Drive and 225 Malaga Avenue and to deny the Special Certificate of Appropriateness. The motion passed by the following vote:

Yeas: 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Board Member "Peggy" Rolando and Board Member Spain

Absent: 2 - Board Member Gillis and Vice Chairperson Maxwell

A motion was made by Board Member Dunaj, seconded by Board Member Ehrenhaft, to approve the request for recommendation of approval to the City Commission for an amendment to the City Plan for the abandonment and vacation of that segment of University Drive North of the Malaga right-of-way and West of the Ponce De Leon right-of-way and to recommend approval of the issuance of a Special Certificate of Appropriateness. The motion passed by the following vote:

Yeas: 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Board Member "Peggy" Rolando and Board Member Spain

Absent: 2 - Board Member Gillis and Vice Chairperson Maxwell

VIII. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE

- 1. **Replacement of Historic-Style Streetlights with Non-Conforming Streetlights -** The motion made at the December 14, 2023 meeting was presented to City Commission but was not adopted.

The City Commission did direct the Historic Preservation Board and the Landmark Advisory Board to have a joint meeting to discuss replacement and standards for streetlights. Staff is working on a date for this meeting.

- 2. **5005 Hammocks Park Boulevard –** An appeal has been received and the hearing will be at the March 12, 2024, City Commission meeting.

IX. ITEMS FROM THE SECRETARY

X. DISCUSSION ITEMS

- 1. **FPL Catalog - Coral Gables streetlights removed from catalog in 2017 by the Public Service Commission (PSC).** FPL removed the silver poles due to the directive from the PSC to change the light source to require LED lights.
- 2. **City Plan – Streetlights were designated in 1981.** The plan discusses the lights and the intent of the white way path but does not give more information on streetlights.
- 3. **Legislative Update by Board Member Silva –** The bill that would strip anything in a flood zone from local historic preservation protection is moving through the State Senate. It's been through one committee and passed. It has two more committees to go.

Stephanie Throckmorton, Deputy City Attorney, has advised that this issue is part of their legislative agenda. Deputy City Attorney Throckmorton will provide last year's resolution in order to create a new motion for historic preservation in flood zones.

- 4. **Matheson Hammock Properties – Ms. Spain was contacted by Dolly McIntyre regarding a story done by Rocco Ceo, UM Professor of Architecture. Ms. McIntyre wanted to know if the properties in the story were being restored and maintained.**

XI. OLD BUSINESS

- 1. **Map of Flood Zones – Staff is working with GIS Manager Mark Hebert on a map to overlay the flood zones. There are two items in this zone that may affect us. Staff to contact the two properties in the flood zone to obtain willing designation.**

XII. NEW BUSINESS

XIII. ADJOURNMENT

A motion was made by Board Member Spain, seconded by Board Member Ehrenhaft, to adjourn the meeting at 6:30 PM. The motion passed by the following vote:

Yeas: 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Board Member Durana, Chairperson Garcia-Pons, Board Member "Peggy" Rolando and Board Member Spain

Absent: 2 - Board Member Gillis and Vice Chairperson Maxwell

NOTE