

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Meeting Minutes

Wednesday, February 21, 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:** 8 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Chairperson Garcia-Pons, Board Member Gillis, Board Member "Peggy" Rolando, Vice Chairperson Maxwell and Spain
- Absent:** 1 - Board Member Durana

**II. ROLL CALL**

- Present:** 8 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Chairperson Garcia-Pons, Board Member Gillis, Board Member "Peggy" Rolando, Vice Chairperson Maxwell and Spain
- Absent:** 1 - Board Member Durana

**APPROVAL OF THE MINUTES**

1. [24-7062](#) Historic Preservation Board Meeting Minutes November 15, 2023
- A motion was made by Board Member Maxwell, seconded by Board member Rolando, to approve the minutes from the November 15, 2023 meeting. The motion passed by the following vote.**
- Yeas:** 8 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Chairperson Garcia-Pons, Board Member Gillis, Board Member "Peggy" Rolando, Vice Chairperson Maxwell and Spain
- Absent:** 1 - Board Member Durana

**IV. CHANGES TO THE AGENDA**

- CASE FILE LHD 2023-011 - 45 Aragon Avenue - This item will be deferred to the next meeting on March 20, 2024**
- CASE FILE LHD 2022-007 - 1221 Milan Avenue - This item will be deferred to the next meeting on March 20, 2024**

**V. PUBLIC HEARING**

**VI. LOCAL HISTORIC DESIGNATIONS**

1. [24-7056](#) **CASE FILE LHD 2023-011:** Consideration of the local historic designation of the property at **415 Aragon Avenue**, legally described as Lot 16 and the West ½ of Lot 15, Block 7, 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.

**Agenda Item was Deferred**

**VII. SPECIAL CERTIFICATES OF APPROPRIATENESS**

- 1. [24-7057](#)     **CASE FILE COA (SP) 2023-030:** An application for the issuance of a Special Certificate of Appropriateness for the property at **517 Aragon Avenue**, a Local Historic Landmark, legally described as Lot 17 & the West 36.4 feet of Lot 16, Block 10, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

A motion was made by Board Member Gillis, seconded by Board Member Rolando, to approve the design proposal for an addition at the residence and site work on the property located at 517 Aragon Avenue with the conditions stated in the Staff report and also the recommendation to consider enlarging the circular window on the second story and approve the issuance of a Special Certificate of Appropriateness with the conditions noted. The motion passed by the following vote.

**Yeas:** 8 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Chairperson Garcia-Pons, Board Member Gillis, Board Member "Peggy" Rolando, Vice Chairperson Maxwell and Spain

**Absent:** 1 - Board Member Durana

- 2. [24-7058](#)     **CASE FILE COA (SP) 2023-032:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1409 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as the Lot 6 and the North ½ of Lot 7, Block 16, 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 an addition to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 (4) c and Article 3, Section 3-308 (D) 2 of the Coral Gables Zoning Code for the minimum rear setback for mechanical equipment and pool equipment.

A motion was made by Board Member Dunaj, seconded by Board Member Rolando, to deny the variance to allow the proposed pool equipment to have the rear setback of 4’ 2,” the minimum rear setback under code should be 5 feet as required by Article 3 Section 3-308 (D) 2 of the Coral Gables Zoning Code. This is also a Staff recommendation. The motion passed by the following vote.

**Yeas:** 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Chairperson Garcia-Pons, Board Member Gillis, Board Member "Peggy" Rolando and Vice Chairperson Maxwell

**Nays:** 1 - Spain

**Absent:** 1 - Board Member Durana

3. [24-7059](#) **CASE FILE COA (SP) 2024-006:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1316 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lots 9 & 10, Block 15, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval to replace the original front door of the residence.

**A motion was made by Board Member Gillis, seconded by Board Member Dunaj, to defer this item to the March 20, 2024 meeting and allow the applicant the opportunity to contact the manufacturer to identify a new door that would replace the existing door. The motion passed by the following vote.**

**Yeas:** 7 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Chairperson Garcia-Pons, Board Member Gillis, Board Member "Peggy" Rolando and Vice Chairperson Maxwell

**Nays:** 1 - Spain

**Absent:** 1 - Board Member Durana

4. [24-7060](#) **CASE FILE COA (SP) 2023-029:** 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 located at 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, as a Transfer of Development receiving site is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic properties. 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.

**A motion was made by Board Member Spain, seconded by Board Member Dunaj, this board has determined that the proposal does not adversely affect the historic, architectural or aesthetic character of the historic properties located within 500 feet of the site, namely the White Way Streetlights, a local historic landmark, and others, and to approve the proposal referred to as Ponce Park Residencies with the understanding that it requires further review and approval by the City Commission. The motion passed by the following vote.**

**Yeas:** 8 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Chairperson Garcia-Pons, Board Member Gillis, Board Member "Peggy" Rolando, Vice Chairperson Maxwell and Spain

**Absent:** 1 - Board Member Durana

## VIII. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE

1. [24-7061](#) **CASE FILE LHD 2022-007:** Consideration of the local historic designation of the property at **1221 Milan Avenue**, legally described as Lot 9, Block 39, 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 on remand from the City Commission.

This Agenda Item was Deferred

## IX. ITEMS FROM THE SECRETARY

## X. DISCUSSION ITEMS

## XI. OLD BUSINESS

1. **825 South Alhambra Circle** - This property was built as a storage building and boat slip 1943-1957. In the 1970's it was altered to install windows, roof and steel frame on the interior. It does not fall into the Coral Rock Thematic group criteria of properties. This property is outside the period, 1906-1938 of significance.

Staff will reach out to the property owners to explain the designation process.

2. **9485 Old Cutler Road, Water Tower** - This property is an original development of Arthur Vining Davis at Journey's End from the 1940's. It was transformed as a lookout tower for guests that wanted to sight see around 1956. Currently, it was renovated to include a guest room and office with the original elevator. This property is not threatened by a flood zone.

Staff will reach out to the property owners to explain the designation process.

3. **Fairchild Tropical Gardens** - Board members asked Staff to look into the designation process for this property.
4. **City Hall Window Replacement** - Staff will get an update from the City Manager on keeping the original windows.
5. **Streetlights** - Staff working on setting a date for a joint meeting of the Historic Preservation Board and the Landmark Advisory Board.

## XII. NEW BUSINESS

## XIII. ADJOURNMENT

A motion was made by Board Member Maxwell, seconded by Board Member Spain, to adjourn the meeting at 6:05 PM. The motion passed by the following vote.

- Yeas:** 8 - Board Member Cuervo Dunaj, Board Member Silva, Board Member Ehrenhaft, Chairperson Garcia-Pons, Board Member Gillis, Board Member "Peggy" Rolando, Vice Chairperson Maxwell and Spain
- Absent:** 1 - Board Member Durana

**NOTE**