

# City of Coral Gables

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



## Agenda - Final

Wednesday, May 14, 2025

4:00 PM

City Hall, Commission Chambers

### Historic Preservation Board

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

The Historic Preservation Board will be holding its Regular Meeting on May 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

One tap mobile

+17866351003,,88413827534# US (Miami)

+16465189805,,88413827534# US (New York)

Dial by your location

+1 786 635 1003 US (Miami)

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+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**

1. [25-9014](#) Historic Preservation Board Meeting Minutes for April 10, 2025  
**Attachments:** [Historic Preservation Board Meeting Minutes for April 10, 2025](#)

**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. [25-8940](#) **CASE FILE LHD 2025-003:** Consideration of the local historic designation of the property at **826 Medina Avenue**, legally described as Lot 5, Block 4, 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.

**Attachments:** [1 LHDreport -- 826 Medina](#)

2. [25-8941](#) **CASE FILE LHD 2024-015 and COA (SP) 2025-010:** for the consideration of the local historic designation of the property at **2716 Cordova Street**, legally described as Lot 12 & E 1/2 Lot 13, Block 15, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102, of the Public Records of Miami-Dade County, Florida. The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for additions and alterations to the residence and sitework. A variance has also been requested from Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback.

**Attachments:** [2716 Cordova Street Designation Report \(1\)](#)  
[David McKinney Letter](#)  
[David McKinney, Ph.D. CV](#)  
[INTENT TO APPEAL 1930s William Shanklin-design at 2716 Cordova.](#)  
[CordovaStreet2716 - L 1](#)  
[COA Report - SP2025-010](#)  
[COApp-August2021 FILLABLE FORM\\_v1](#)  
[LetterOfIntent\\_v1](#)  
[pictures\\_v1](#)  
[PRELIMINARYBOARD OF ARCHITECTSSUBMITTAL signed\\_v1](#)  
[Survey\\_v1](#)

## VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [25-8836](#) **CASE FILE COA (SP) 2025-007:** An application for the issuance of a Special Certificate of Appropriateness for the property at **3920 Durango Street**, legally described as Lot 6, Block 46, Coral Gables Country Club Section 3, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and detached garage, and sitework.

**Attachments:** [1 LHD report - 3920 Durango\\_v1](#)  
[Curia Residence - Rev 1 Historical\\_v1](#)  
[A 0.1\\_v1](#)  
[A 0.11\\_v1](#)  
[24-0043-BOUNDARY SURVEY-signed\\_v1 \(1\)](#)  
[Letter of intent\\_v1 \(23\)](#)

2. [25-8943](#) **CASE FILE COA (SP) 2025-011:** An application for the issuance of a Special Certificate of Appropriateness for the property at **126 Oak Ave**, a vacant parcel with the “MacFarlane Homestead Subdivision Historic District,” legally described as Lot 8, Block 3-A, MacFarlane Homestead, according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida. The application requests design approval for infill construction of a new single-family residence.

**Attachments:** [COA Report - SP2025-011](#)  
[Signed Report and Review Guide - LHD 98-09 Exp Boundaries 126 Oak Avenue](#)  
[COA \(SP\) 2009-011 REPORT 126 Oak](#)  
[2022.36-Updated Owner Letter 2025 v1](#)  
[2022.36-Arch. Binder DS V2](#)  
[2022.36-BoA Photos v1](#)  
[2022.36-CoA Signed Application v1](#)  
[2022.36-Historic Letter DS of Intent v1](#)  
[2022.36-Survey SS v1](#)  
[2022.36-Updated Renderings Carport-05.01.25](#)

3. [25-8944](#) **CASE FILE COA (SP) 2025-015:** An application for the issuance of a Special Certificate of Appropriateness for the property at **6710 Le Jeune Road**, a Contributing Resource within the Dutch South African Village Historic District, legally described as Lot 4, Block 267, Coral Gables Section Riviera Section Part 11, according to the Plat thereof, as recorded in Plat Book 28, at Page 23, 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.

**Attachments:** [COA SP 2025-015 Report](#)  
[EXISTING-PHOTOS v1](#)  
[LTR-OF-INTENT v1](#)  
[PERMIT-COMMENTS v1](#)  
[ARCHITECTURAL v1](#)  
[COA-APPLICATION v1](#)  
[Doc1 v1](#)

4. [25-8945](#) **CASE FILE COA (SP) 2025-016:** 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 copper chimney cap.

**Attachments:** [COA SP 2025-016 Report](#)  
[LOI CG Historical Dept Copper Chimney Cap\\_v1](#)  
[516 Caligula Roof Project Chimney Cap\\_v1](#)  
[PHOTO-2025-04-05-12-39-36\\_v1](#)  
[PHOTO-2025-04-05-12-40-02\\_v1](#)  
[PHOTO-2025-04-05-12-40-09\\_v1](#)  
[PHOTO-2025-04-05-12-40-17\\_v1](#)  
[PHOTO-2025-04-05-12-39-15\\_v1](#)  
[PHOTO-2025-04-05-12-39-27\\_v1](#)  
[516 Caligula Roof Project with Technical Aspects\\_v1](#)

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. CITY COMMISSION ITEMS**

**XI. DISCUSSION ITEMS**

**XII. 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](mailto: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.*