

# City of Coral Gables

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



## Meeting Minutes

Thursday, April 10, 2025

4:00 PM

Police and Fire Headquarters, Community Meeting Room

### 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*

**I. CALL TO ORDER**

This meeting was called to order at 4:40 PM.

**II. ROLL CALL**

**Present:** 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

**Excused:** 1 - Board Member Cuervo Dunaj

**III. APPROVAL OF THE MINUTES**

1. [25-8842](#) Historic Preservation Board Meeting Minutes for March 13, 2025

**A motion was made by Board Member Ebbert, seconded by Board Member Garcia-Pons, to approve the minutes for the March 13, 2025 Historic Preservation Board meeting. This motion passed by the following vote:**

**Yeas:** 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

**Excused:** 1 - Board Member Cuervo Dunaj

**IV. CHANGES TO THE AGENDA**

1. **CASE FILE COA (SP) 2025-007 3920 Durango Street is deferred to the May 14, 2025 meeting.**

**V. PUBLIC HEARING**

**VI. LOCAL HISTORIC DESIGNATIONS**

1. [25-8833](#) **CASE FILE LHD 2025-001:** Consideration of the local historic designation of the property at **320 Romano Avenue**, legally described as Lots 12, 13, & 14, Block 8, 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.

Ms. Guin read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:

This application was brought by the owner.

A motion was made by Board member Silva, seconded by Board member Rolando, to approve the Local Historic Designation of the property at 320 Romano Avenue based on its historical, cultural and architectural significance, specifically, historical cultural significance criterion four and architectural significance criterion one and two. This motion passed by the following vote:

**Yeas:** 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

**Excused:** 1 - Board Member Cuervo Dunaj

**VII. SPECIAL CERTIFICATES OF APPROPRIATENESS**

1. [25-8834](#) **CASE FILE COA (SP) 2025-008:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1234 Country Club Prado**, legally described as Lot 17 & 18 & 19, Block 77, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework.

Ms. Kautz read form the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:  
Carlos Hernandez, Architect  
Frank Czul & Andrea Porras, Owners

A motion was made by Board member Spain, seconded by Board member Rolando, to approve with the 15 conditions noted in the staff report, the design proposal for the additions and alterations to the residence and site work at the property at 1234 Country Club Prado, with the garage doors looking as if the they are segmented or curved to match the arch and approve the issuance of a Special Certificate of Appropriateness. This motion passed by the following vote:

**Yeas:** 7 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell and Board Member Ebbert

**Nays:** 1 - Board Member Garcia-Pons

**Excused:** 1 - Board Member Cuervo Dunaj

2. [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.

This item is deferred to the May 14, 2025 Historic Preservation Board meeting.

**VIII. OLD BUSINESS****IX. NEW BUSINESS****X. CITY COMMISSION ITEMS**

1. [25-8838](#) Update on the Silver Streetlights Resolution

A motion was made by Board member Garcia-Pons, seconded by Board member Silva, to request city staff reach out to municipalities and local governmental agencies within the state of Florida that may be interested in adopting a similar street lights to the one that we are pursuing. The motion passed by the following vote:

**Yeas:** 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

**Excused:** 1 - Board Member Cuervo Dunaj

**XI. DISCUSSION ITEMS**

1. [25-8837](#) SB582 - HB717 Unlawful Demolition of Historic Buildings

A motion was made by Board member Garcia-Pons, seconded by Board member Spain, to suggest to the city lobbying team, internal and external, to explore the feasibility of increasing fine amounts and or adding local designation to the proposed Senate Bill 582. This motion passed by the following vote:

**Yeas:** 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

**Excused:** 1 - Board Member Cuervo Dunaj

**XII. ADJOURNMENT**

This meeting was adjourned at 6:06 PM.

**NOTE**