

# City of Coral Gables

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



## Meeting Minutes

Thursday, January 16, 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 Javier Banos*  
*Board Member Michelle Cuervo Dunaj*  
*Board Member Xavier F. Durana*  
*Board Member Cesar Garcia-Pons*  
*Board Member Margaret Rolando*  
*Board Member Dona Spain*

The Historic Preservation Board will be holding its Regular Meeting on January 16, 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)

+1 646 518 9805 US (New York)

+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/u/kbrgrlLN6G> / 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**

This meeting was called to order at 4:08 PM by Chairperson Maxwell.

**Staff Present:**

**Anna Pernas, Director**

**Kara Kautz, Assistant Historic Preservation Officer**

**Stephanie Throckmorton, Deputy City Attorney**

**II. ROLL CALL**

**Present:** 8 - Board Member Cuervo Dunaj, Board Member Durana, Board Member Banos, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell and Board Member Garcia-Pons

**Absent:** 1 - Board Member Alvarez

**III. APPROVAL OF THE MINUTES**

[24-8419](#)

Historic Preservation Board Meeting Minutes for September 18, 2024

**A motion was made by Board Member Banos, seconded by Board Member Garcia-Pons, to approve the meeting minutes for the September 18, 2024 meeting. This motion passed by the following vote:**

**Yeas:** 8 - Board Member Cuervo Dunaj, Board Member Durana, Board Member Banos, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell and Board Member Garcia-Pons

**Absent:** 1 - Board Member Alvarez

**IV. CHANGES TO THE AGENDA**

1. Request for Deferral to the March 13, 2025 meeting: Item 24-8495 CASE FILE LHD 2023-001 645 Majorca Avenue
2. Request for Deferral to the February 13, 2025 meeting: Item 24-8496 CASE FILE LHD 2024-015 2716 Cordova Street

**V. PUBLIC HEARING**

**VI. LOCAL HISTORIC DESIGNATIONS**

1. [24-8495](#) CASE FILE LHD 2023-001: Consideration of the local historic designation of the property at **645 Majorca Avenue**, legally described as Lot 27, Block 16, 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.

**This Agenda Item was Deferred to the March 13, 2025 Historic Preservation Board meeting.**

2. [24-8496](#) CASE FILE LHD 2024-015: 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.

**This Agenda Item was Deferred to the February 13, 2025 Historic Preservation Board meeting.**

**VII. SPECIAL CERTIFICATES OF APPROPRIATENESS**

1. [24-8497](#) CASE FILE COA (SP) 2024-034: An application for the issuance of a Special Certificate of Appropriateness for the property at **1203 North Greenway Drive**, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 17 & 18 to 114, Block 4, 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 grey tinted glass windows.

Applicant was not present.

This Agenda Item was deferred indefinitely.

2. [24-8501](#) CASE FILE COA (SP) 2024-041: An application for the issuance of a Special Certificate of Appropriateness for the property at **816 Castille Avenue**, legally described as LOT 7 & W 15FT of LOT 8, Block 34, Coral Gables Country Club 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 alterations to the residence to include enclosing the front porch.

Ms. Pernas read from the Staff Report as the PowerPoint presentation played on screen.

Followed by a presentation by the Owner and their representation, to include:

Mr. & Mrs. Mercado

Leslie Campos, M Squared Corp.

Wesley Castellanos, Castellanos Design Group

After a lengthy discussion with the Property Owner and Staff, the Board stated their concerns with the application to enclose the original front porch.

A motion was made by Board Member Banos, seconded by Board Member Rolando, to DENY the design proposal for front porch enclosure on the property located at 816 Castille Avenue, legally described as LOT 7 & W 15FT of LOT 8, Block 34, Coral Gables Country Club 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 and DENY the issuance of a Special Certificate of Appropriateness for the reasons outlined in the Staff report and comments made by Board members on the importance of the not enclosing the opening of historic properties. This motion passed by the following vote:

**Yeas:** 7 - Board Member Cuervo Dunaj, Board Member Banos, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell and Board Member Garcia-Pons

**Nays:** 1 - Board Member Durana

**Absent:** 1 - Board Member Alvarez

3. [24-8498](#) CASE FILE COA (SP) 2024-040: An application for the issuance of a Special Certificate of Appropriateness for the property at **720 Madeira Avenue**, legally described as Lot 7, Block 7, Coral Estates Section, according to the Plat thereof, as recorded in Plat Book 19, at Page 7, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (6) for ground area coverage and Article 2, Section 2-101 D (4) of the Coral Gables Zoning Code for the minimum rear setback and Article 5, Section 5-403 for the height of the privacy wall.

Ms. Kautz read from the Staff Report as the PowerPoint presentation played on screen.

On Behalf of the Applicant:

Venny Torre, Torre Development, Property Owner;

Dayron Garcia, Torre Development;

Nelson DeLeon, Locus Architecture

A motion was made by Board Member Garcia-Pons, seconded by Board Member Spain, to **APPROVE** the design proposal for additions and alterations to the residence and sitework on the property located at 720 Madeira Avenue, a Local Historic Landmark, legally described as Lot 7, Block 7, Coral Estates Section, according to the Plat thereof, as recorded in Plat Book 19, at Page 7, of the Public Records of Miami-Dade County, Florida, and **APPROVE WITH THE CONDITIONS NOTED ABOVE** the issuance of a Special Certificate of Appropriateness.

**AND**

A motion to **APPROVE** a variance to allow a maximum ground area coverage for a principal building of approximately two thousand seven hundred (2,700) square feet (37.2% of the lot) vs. the allowed two thousand five hundred thirty-seven (2,573) square feet (35% of the lot) as required by Article 2, Section 2-101 D (6) of the Coral Gables Zoning Code.

**AND**

A motion to **APPROVE** a variance to allow the proposed mechanical equipment to have a rear setback of approximately six feet (6'-0") vs. the minimum rear setback shall be ten feet (10'-0") as required by Article 2, Section 2-101 D (4) c of the Coral Gables Zoning Code.

**AND**

A motion to **DENY** a variance to allow the privacy wall to have a maximum height of approximately eight feet and six inches (8'-6") vs. the maximum height of four feet (4'-0") as required by Article 5, Section 5-403 of the Coral Gables Zoning Code. This motion passed by the following vote:

**Yeas:** 8 - Board Member Cuervo Dunaj, Board Member Durana, Board Member Banos, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell and Board Member Garcia-Pons

**Absent:** 1 - Board Member Alvarez

4. [24-8499](#) CASE FILE COA (SP) 2024-039: An application for the issuance of a Special Certificate of Appropriateness for the property at **4210 Santa Maria Street**, legally described as Lot 15 & Lot 16, Block 93, Coral Gables Country Club Section 5, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework. Variances have also been requested from Section 2-101 D (4) b of the Coral Gables Zoning Code for the minimum rear setback.

Kara Kautz read from the Staff Report as the PowerPoint presentation played on screen.

On Behalf of the Applicant:  
Nelson DeLeon, Locus Architecture

A motion was made by Board Member Silva, seconded by Board Member Dunaj, to **APPROVE** the design proposal for additions and alterations to the residence and sitework on the property located at 4210 Santa Maria Street, a contributing resource within the "Santa Maria Street Historic District," legally described as Lot 15 and Lot 16 less the South 38 Feet, Block 93, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida, and **APPROVE WITH THE CONDITION NOTED ABOVE** the issuance of a Special Certificate of Appropriateness.

**AND**

A motion to **APPROVE** a variance to allow the proposed addition to have a side setback of approximately three feet (3'-0") vs. the required minimum side setback of eight feet and one inch (8'-1"), twenty (20%) percent of the total lot width, with a combined maximum of twenty (20) feet to be equal on both sides. An existing contextual condition may allow an uneven distribution as determined by the Board of Architects, but in no case shall a side setback be less than five (5) feet, as required by Article 2, Section 2-101 D (4) b of the Coral Gables Zoning Code. This motion passed by the following vote:

**Yeas:** 8 - Board Member Cuervo Dunaj, Board Member Durana, Board Member Banos, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell and Board Member Garcia-Pons

**Absent:** 1 - Board Member Alvarez

5. [24-8500](#) CASE FILE COA (SP) 2024-038: An application for the issuance of a Special Certificate of Appropriateness for the property at **4600 Santa Maria Street**, legally described as S 25FT of LOT 30 & N 55FT of Lot 31, Block 93, Coral Gables Country Club Section 5, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D of the Coral Gables Zoning Code for the minimum rear setback of the new gazebo and Article 3, Section 3-308 D for the minimum rear setback for the pool.

Anna Pernas read from the Staff Report as the PowerPoint presentation played on screen.

On Behalf of the Applicant:  
Nelson DeLeon, Locus Architecture

A motion was made by Board Member Spain, seconded by Board Member Durana, to APPROVE the design proposal for additions and alterations to the residence and sitework on the property located at 4600 Santa Maria Street, legally described as S 25FT of LOT 30 & N 55FT of Lot 31, Block 93, Coral Gables Country Club Section 5, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida, and APPROVE WITH THE CONDITION NOTED ABOVE the issuance of a Special Certificate of Appropriateness.

AND

A motion to APPROVE a variance to allow the new gazebo to have a rear setback of approximately one foot and six inches (1'-6") vs. the required minimum rear setback of ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4 & 5) of the Coral Gables Zoning Code.

AND

A motion to APPROVE a variance to allow the new gazebo to have a side setback of approximately one foot and six inches (1'-6") vs. the required minimum side setback of ten feet (10'-0"), pursuant to Article 2, Section 2-101 D (4 & 5) of the Coral Gables Zoning Code.

AND

A motion to APPROVE a variance to allow the new swimming pool to have a rear setback of two feet and six inches (2'-6") vs. the required minimum rear setback of five feet (5'-0"), pursuant to Article 3, Section 3-308 D (3) of the Coral Gables Zoning Code. This motion passed by the following vote:

**Yeas:** 7 - Board Member Cuervo Dunaj, Board Member Durana, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell and Board Member Garcia-Pons

**Nays:** 1 - Board Member Banos

**Absent:** 1 - Board Member Alvarez

## VIII. OLD BUSINESS



1. The Board requested that staff provide a copy of the verbatim transcript of the City Hall window discussion to the Preservation consultant and team working on the City Hall Assessment. The contract was awarded to Richard Heisenbottle, RJHA at the December City Commission Meeting.

## **IX. NEW BUSINESS**

1. The Board asked that they be provided an update on the City's Centennial. Staff will circulate the centennial website and ask that Communications Director, Martha Pantin, present to them at a future meeting.

## **X. CITY COMMISSION ITEMS**

1. Staff provided an update on the appeal of the historic designation of 1414 Galiano Street. The designation was overturned by the City Commission at the January 14, 2025 meeting. The Board directed staff to forward the resolution to the new City Manager, requesting that staff brief Commissioners on any appeals going before them in advance of the hearing. In addition, the Board requested that an update come back to them on the next agenda regarding the North Ponce Historic Property Survey.

## **XI. DISCUSSION ITEMS**

## **XII. ADJOURNMENT**

This meeting was adjourned at 6:22 PM.

**NOTE**