

# City of Coral Gables

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



## Meeting Minutes

Thursday, March 13, 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*

The Historic Preservation Board will be holding its Regular Meeting on Thursday, March 13, 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.

Accordingly, only individuals who wish to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at <https://us06web.zoom.us/j/88413827534>.

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.

**Join Zoom Meeting**

<https://us06web.zoom.us/j/88413827534>

**Meeting ID: 884 1382 7534**

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**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.**

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

**I. CALL TO ORDER**

**Present:** 9 - Board Member Cuervo Dunaj, 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

**This meeting was Called to Order at 4:06 PM.**

**II. ROLL CALL**

**Present:** 9 - Board Member Cuervo Dunaj, 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

**III. APPROVAL OF THE MINUTES:**

1. [25-8790](#) Historic Preservation Board Meeting Minutes February 13, 2025

**A motion was made by Board Member Dunaj, seconded by Board Member Silva, to approve the meeting minutes for the Historic Preservation Board meeting on February 13, 2025. This motion passed by the following vote:**

**Yeas:** 9 - Board Member Cuervo Dunaj, 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

**IV. CHANGES TO THE AGENDA****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.

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

**On Behalf of the Application:**

Annalisa & Bruce Katz, the property owners, were present and in support of the historic designation. They will continue to work with staff on the renovation of the property.

**Letters of Support Received:**

Ellen Dyer, Bruce Fitzgerald, Vicki Cerda and Karelia Carbonell on behalf of the Historic Preservation Association of Coral Gables

A motion was made by Board Member Rolando, seconded by Board Member Garcia-Pons, to approve the Local Historic Designation of the property located 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. Based upon its historical, cultural and architectural significance. The motion passed by the following vote:

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

**Abstentions:** 1 - Board Member Alvarez

**4:27 PM - Board Member Ana Alvarez arrived to the meeting.**

2. [25-8775](#) **CASE FILE LHD 2025-002:** Consideration of the local historic designation of the property at **1139 Venetia Avenue**, legally described as Lot 5, Block 36, 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.

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

The property owners were not present, but they were aware of the hearing and had communicated to staff their support for the designation.

**Letters of Support Received:**

Ellen Dyer, Bruce Fitzgerald, Vicki Cerda and Karelia Carbonell on behalf of the Historic Preservation Association of Coral Gables

A motion was made by Board Member Dunaj, seconded by Board Member Rolando, to approve the Local Historic Designation of the property located at 1139 Venetia Avenue, legally described as Lot 5, Block 36, 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. The motion passed by the following vote:

**Yeas:** 9 - Board Member Cuervo Dunaj, 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

**VII. AD VALOREM TAX EXEMPTION:**

1. [25-8776](#) **CASE FILE AV 2020-001:** An application requesting ad valorem tax relief for the property at **717 North Greenway Drive**, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 23 and 24, Block 23, 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 related Special Certificate of Appropriateness, COA (SP) 2019-014 was granted design approval by the Historic Preservation Board on September 19, 2019.

Ms. Kautz read from the staff report as the PowerPoint presentation played on screen. The property underwent an extensive renovation and restoration, before and after photos were shared with the Board. The applicant is seeking Ad Valorem Tax Exemption, an incentive program provided to historically designated homes.

Board Member Durana recused himself from the item and left the dais.

On Behalf of the Application:  
Kathy & Chris Marlin, Property Owners.

The Board congratulated the owner for undertaking the extensive renovation project of the historic home and restoring many of the original features.

A motion was made by Board Member Spain, seconded by Board Member Dunaj, to recommend approval for the Ad Valorem tax exemption for the property located at 717 North Greenway Drive, a Contributing Resource within the Country Club of Coral Gables Historic District, legally described as Lots 23 and 24, Block 23, Coral Gables Section B, according to the Plat thereof, as amended in Plat book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The motion passed by the following vote:

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

**Abstentions:** 1 - Board Member Durana

**VIII. SPECIAL CERTIFICATES OF APPROPRIATENESS:**

1. [25-8777](#) **CASE FILE COA (SP) 2025-005:** An application for the issuance of a Special Certificate of Appropriateness for the property at 4005 Santa Maria Street, legally described as Lot 2 & N 25 Feet Lot 3, Block 96, 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 (4) of the Coral Gables Zoning Code for the minimum side setback.

**On Behalf of the Application:**

Luis Jauregui, Eastshore Architects

Elizabeth Hague, Property Owner

**Letter of Opposition Received:**

Jeannette Pena Hall, 4001 Santa Maria Street

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 site work on the property located at 4005 Santa Maria Street, and approve with conditions noted above the issuance of a Special Certificate of Appropriateness with conditions 1 through 10, excluding condition number 3. In addition, the applicant should condition to continue to work with staff regarding the window configuration and types, and for the existing window in the garage to be in filled with louvers and a glass panel on interior.

A motion was made by Board Member Garcia-Pons, seconded by Board member Spain, to approve a variance to allow the proposed addition to have a side setback of approximately 8 feet versus the required 9 feet, 8 inches where all single family residential building setbacks shall be as per Section 2-100 Residential Districts Table and meet the following requirements: interior side, 20% of the total lot width with a combination maximum of 20 feet shall be equal on both sides. An existing contextual condition may allow an uneven distribution and determined by the Board of Architects, but in no case shall there be a side setback of less than 5 feet. The motion passed by the following vote:

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

**Nays:** 1 - Chairperson Maxwell

2. [25-8778](#) **CASE FILE COA (SP) 2024-009 REVISED:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1104 Malaga Avenue, a Local Historic Landmark, legally described as Lots 5-11 Inclusive, Block 12, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 106 of the Public Records of Miami-Dade County, Florida. The application requesting design approval for additions and alterations to the residence and sitework was granted approval with conditions on April 17, 2024. The revision requests design approval for changes to the proposed additions.

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

On Behalf of the Application:  
Nelson De Leon, Locus Architecture  
Nicholas Soane, resident

A motion was made by Board Member Silva, seconded by Board member Spain, to approve the Special Certificate of Appropriateness with the following conditions:

1. Window/door muntins are to be high-profile / dimensional.
2. Window/door glass to be clear/non-reflective/non-tint.
3. Work with Staff to revisit the details of the terrace addition (arched openings, column, rectangular openings). Study flattening the tops to remove the arches and add possible transom. Work with Staff on the design of the balcony railing to be keep it mostly "open" (not fully closed or fully open).
4. The triple window assembly at the second floor is not to be resized. Provide an alternate to fully resizing the opening.
5. Eliminate the addition at the northwest corner of the garage.
6. Provide recess at infill of door at south façade.
7. Provide details of the carport railing extension.
8. Modified "restored" entry opening is to more closely resemble the original permit drawings. Eliminate the surrounding recess and work with Staff to achieve a full-arched single door, bringing the height down as needed.

The motion passed by the following vote:

**Yeas:** 9 - Board Member Cuervo Dunaj, 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



**IX. OLD BUSINESS**

North Ponce Historic Property Study - City Commission made a motion to pass funding and include the Flagler section. The agreement is in process.

**X. NEW BUSINESS**

1. Board member Ebbert reminded the Board that a park has been named after Sally & Jim Jude. The park is Sunrise Harbor Park. On Saturday, May 10, 2025 at 10:00 AM the park is going to be renamed James & Sally Jude Park. Interesting fact: Dr. Jude invented CPR.

2. MacFarlane Homestead and Golden Gate Subdivision - There is an unveiling of a new historic marker on the corner of Grand Avenue and US 1 on Tuesday, March 18th at 10:30 AM. Invitation will be forwarded to the Board.

3. The Merrick House is hosting a Vintage Market with purveyors and vendors of vintage goods. This event is on Sunday, March 15, 2025, 11:00 AM - 5:00 PM.

4. Streetlights - There is a meeting scheduled with the city and FPL on March 31, 2025 in the afternoon.

**XII. CITY COMMISSION ITEMS****XIII. DISCUSSION ITEMS**

1. The City Clerk has sent an automated email to all board members to remind them to submit their application to be considered for reappointment. Board members can continue to serve until reappointed or replaced.

**XIV. ADJOURNMENT**

The meeting was adjourned at 7:28 PM.

**NOTE**