

# City of Coral Gables

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



## Agenda

Wednesday, April 17, 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*

The Historic Preservation Board will be holding its Regular Meeting on April 17, 2024, 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

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/u/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**

March minutes will be provided at the upcoming May meeting.

**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 DESIGNATION**

1. [24-7353](#) CASE FILE LHD 2024-003: Consideration of the local historic designation of the property at 1116 Alberca Street, legally described as Lot 19, Block 2, Coral Gables Granada Section Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at Page 51, of the Public Records of Miami-Dade County, Florida.

Case File LHD 2024-003 to be deferred to the May 15, 2024 Historic Preservation Board Meeting.

**VII. SPECIAL CERTIFICATES OF APPROPRIATENESS**

1. [24-7354](#) CASE FILE COA (SP) 2024-12: An application for the issuance of a Special Certificate of Appropriateness for the property at 1318 South Greenway Drive, a Contributing Resource within the Country Club of Coral Gables Historic District and the Coral Rock Residences Thematic Group, legally described as Lots 7 & 8, Block 12, 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 auxiliary structure.
  
2. [24-7355](#) CASE FILE COA (SP) 2024-007: An application for the issuance of a Special Certificate of Appropriateness for the property at 2420 Madrid Street, a Local Historic Landmark, legally described as the South 25 Feet of Lot 4 and Lot 5 Less the South 5 Feet, Block 8, Coral Gables Section "D" Revised Plat, according to the Plat thereof, as recorded in Plat Book 25, at Page 74 of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence and sitework.
  
3. [24-7356](#) CASE FILE COA (SP) 2024-008: An application for the issuance of a Special Certificate of Appropriateness for the property at 522 Alhambra Circle, a Contributing Resource within the "Alhambra Circle Historic District," legally described as Lots 5 & 6 and the West ½ of Lot 7, Block 11, Coral Gables Section "B" Revised Plat, 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 auxiliary structure and sitework.
  
4. [24-7357](#) CASE FILE COA (SP) 2024-011: An application for the issuance of a Special Certificate of Appropriateness for the property at 751 North Greenway Drive, a Local Historic Landmark and a Contributing Resource within the "Country Club of Coral Gables Historic District," legally described as Lots 31 and 32, Block 33, 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 application requests design approval for a circular driveway.
  
5. [24-7358](#) CASE FILE COA (SP) 2024-009: 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 requests design approval for additions and alterations to the residence and sitework.
  
6. [24-7359](#) CASE FILE COA (SP) 2024-010: An application for the issuance of a Special Certificate of Appropriateness for the property at 1256 South Greenway Drive, a Non-Contributing Resource within the "Country Club of Coral Gables Historic District," legally described as Lots 3 & 4, Block 5, 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 for the demolition of the existing residence and the construction of a new single-family residence.

**VIII. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS**

1. Relocation of the Gondola Building.

**IX. ITEMS FROM THE SECRETARY**

**X. DISCUSSION ITEMS**

1. Florida Power and Light undergrounding utilities in historic districts.
2. Recommendations from the board members for stellar Mediterranean buildings here and around the world that are good examples to provide inspiration for new buildings in the Gables.

**XI. NEW BUSINESS**

**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.*