

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Meeting Minutes

Thursday, February 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 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 Thursday, February 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

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.

II. ROLL CALL

Present: 7 - Board Member Durana, Board Member Alvarez, Board Member Banos, Board Member Rolando, Board Member Spain, Vice Chairperson Silva and Chairperson Maxwell

Excused: 2 - Board Member Cuervo Dunaj and Board Member Garcia-Pons

III. APPROVAL OF THE MINUTES

1. [25-8648](#) Historic Preservation Board Meeting Minutes for December 19, 2024

A motion was made by Board Member Silva, seconded by Board Member Rolando, to approve the Historical Preservation Board meeting minutes for December 19, 2024, and approve the January 13, 2025, meeting minutes as corrected. This motion passed by the following vote:

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

Excused: 2 - Board Member Cuervo Dunaj and Board Member Garcia-Pons

2. [25-8649](#) Historic Preservation Board Meeting Minutes for January 13, 2025

A motion was made by Board Member Silva, seconded by Board Member Rolando, to approve the Historical Preservation Board meeting minutes for December 19, 2024, and approval of the January 13, 2025, meeting minutes as corrected. This motion passed by the following vote:

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

Excused: 2 - Board Member Cuervo Dunaj and Board Member Garcia-Pons

IV. CHANGES TO THE AGENDA

1. Chairperson Maxwell made a change to the order of the agenda, allowing Case File COA (SP) 2025-006 to be heard first. No other changes were made.

V. PUBLIC HEARING

VI. LOCAL HISTORIC DESIGNATIONS

- 1. [25-8630](#) **CASE FILE LHD 2024-014**, for the consideration of the local historic designation of the property at **410 Minorca Avenue**, legally described as Lots 10 & 11, Block 4, 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. Guin 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:

Brett Gillis, Jaime & Zully Pardo, Josephine Johnson, and Karelia Carbonell on behalf of the Historic Preservation Association of Coral Gables. Letters attached.

A motion was made by Board Member Spain, seconded by Board Member Rolando, to approve the Local Historic Designation of the property at 410 Minorca Avenue (legally described as Lots 10 & 11, Block 4, 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 on its historical, cultural, and architectural significance, criteria presented in the Staff report. This motion passed by the following vote:

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

Excused: 2 - Board Member Cuervo Dunaj and Board Member Garcia-Pons

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

- 1. [25-8631](#) **CASE FILE COA (SP) 2025-004:** 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.

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

On Behalf of the Application:
Rebecca Carballo, Pacheco Architecture

A motion was made by Board Member Rolando, seconded by Board Member Banos, to approve with the conditions noted in the Staff Report items 1 through 7, except for item 3 - window configuration, and the addition of the installation of the decorative barrel roof tiles along the perimeter of the tower and the painting of the vents on the front facade in a darker color and approve the issuance of a Special Certificate of Appropriateness. This motion passed by the following vote:

Yeas: 6 - Board Member Alvarez, Board Member Banos, Board Member Rolando, Board Member Spain, Vice Chairperson Silva and Chairperson Maxwell

Abstentions: 1 - Board Member Durana

Excused: 2 - Board Member Cuervo Dunaj and Board Member Garcia-Pons

Board Member Durana recused himself from this item because of a conflict of interest and left the room.

2. [25-8632](#) **CASE FILE COA (SP) 2025-002:** An application for the issuance of a Special Certificate of Appropriateness for the property at **2806 Granada Boulevard**, a Local Historic Landmark, legally described as Lot 2, Block 19, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions to the residence and sitework.

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

On Behalf of the Application:
Callum Gibb, Callum Gibb Architect, PA

A motion was made by Board Member Banos, seconded by Board Member Alvarez, to approve with the conditions noted in the Staff Report, and remove condition 3 - the iron and screens on the second floor to be retained and restored, work with Staff to keep the iron doors on the property, and approve the design proposal for an addition and alterations to the residence and sitework on the property located at 2806 Granada Boulevard, a Local Historic Landmark, legally described as Lot 2, Block 19, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108 of the Public Records of Miami-Dade County, Florida and approve the issuance of a Special Certificate of Appropriateness with the conditions noted above. This motion passed by the following vote:

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

Excused: 2 - Board Member Cuervo Dunaj and Board Member Garcia-Pons

- 3. [25-8633](#) **CASE FILE COA (SP) 2025-006:** An application for the issuance of a Special Certificate of Appropriateness for the property at **3443 Segovia Street**, a Local Historic Landmark, legally described as All of Block 128, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the installation of public art.

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

On Behalf of the Application:
Bonnie Seipp, President of the Coral Gables Women's Club

A motion was made by Board Member Rolando, seconded by Board Member Durana, to approve the design proposal for the installation of "Planting Pollinators" sculpture at the Coral Gables Library, a Local Historic Landmark, legally described as all of Block 128, Coral Gables Country Club Section Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1, of the Public Records of Miami-Dade County, Florida and approve the issuance of a Special Certificate of Appropriateness. The motion passed by the following vote:

Yeas: 6 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva and Chairperson Maxwell

Nays: 1 - Board Member Banos

Excused: 2 - Board Member Cuervo Dunaj and Board Member Garcia-Pons

VIII. OLD BUSINESS

- 1. An update about the on-going projects at the Biltmore Hotel was provided by staff. Board Member Silva raised concern about the vegetation growing on the exterior of the building.
- 2. An update was provided regarding the City Hall Assessment and structural repairs. Scope of work is being finalized for R.J. Heisenbottle Architects to begin the assessment.

IX. NEW BUSINESS

- 1. Update on the North Ponce Historic Survey

Staff provided an update on the process for the historic property survey of the North Ponce Section. The City Commission has requested the survey is completed as soon as possible. The quotes range from \$98,000.00 to \$150,000.00+. Due to the amount, a bid waiver approved by the City Commission is required. The request will be placed on the following February 25, 2025 City Commission agenda.

2. Transfers of Development Rights (TDRs)

Staff is working with the Assistant Planning and Zoning Director, Jennifer Garcia, on a potential update to the City's Zoning Code for the expansion of TDR sending and receiving sites. If the Board has comments they would like to see included, they should reach out to staff. Any proposed changes would come before this Board prior to implementation.

X. CITY COMMISSION ITEMS**XI. DISCUSSION ITEMS****XII. ADJOURNMENT**

This meeting was adjourned at 5:58 PM.

NOTE