

# City of Coral Gables

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



## Meeting Minutes

Wednesday, October 16, 2024

4:00 PM

City Hall, Commission Chambers

### 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 October 16, 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.

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

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**I. CALL TO ORDER**

This meeting was called to order at 4:01PM

**II. ROLL CALL**

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

**Excused:** 1 - Board Member Rolando

**III. APPROVAL OF THE MINUTES**

**IV. CHANGES TO THE AGENDA**

CASE FILE COA (SP) 2024-030: 803 Anastasia Avenue has been withdrawn.

**V. PUBLIC HEARING**

4:15 PM Fire Alarm interruption - Fire Department instructed everyone to leave the Commission Chambers until further notice.

4:19 PM Fire Department gave the all clear and instructed everyone to return to Commission Chambers.

4:20 PM Historic Preservation Board meeting continues

**VI. LOCAL HISTORIC DESIGNATIONS**

1. [24-8185](#) FILE LHD 2024-010: Consideration of the local historic designation of the property at **446 Navarre Avenue**, legally described as Lot 1, Block 3, 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.

Elizabeth Guin read from the Staff Report as the PowerPoint presentation played on screen.

**Letters of Support Received by Staff:**

Ileana Sayre, Jaime & Zully Pardo, Karelia Carbonell on behalf of the Historic Preservation Association of Coral Gables and Brett Gillis

A motion was made by Board Member Alvarez, seconded by Board Member Banos, to approve the Local Historical Designation of the property at 446 Navarre Avenue (legally described as Lot 1, Block 3, Coral Gables Section "B") based on its historical, cultural and architectural significance, specifically provided for 3 criteria as outlines in the Staff Report, meets the historical, cultural, political, economic or social trends of the community, portrays the environment in an era of history characterized by one (1) or more distinctive architectural style, embodies those distinguishing characteristics of an architectural style, or period, or method of construction; some of the characteristics, this list is not exclusive, thick cement masonry block walls clad in textured stucco, rectilinear massing with projecting and recessed bays, variety of roof types: low-pitched roofs (gable, shed) clad in barrel tile & flat roofs with parapets, series of arched openings, original front porch arches springing from twisted columns, covered arcade walkway between the garage and main home, recessed casement windows of various sizes and configurations with projecting sills, elaborate window surround on front façade, prominent shouldered chimney with a 'belfry' cap, scalloped bargeboard, original metal balcony with scroll supports and center column in niche, decoratively-placed round vents, built-in planters, low masonry perimeter wall with several metal pedestrian gates whose design matches the balcony railing, detached garage with pecky cypress carriage doors. This motion passed by the following vote:

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

**Excused:** 1 - Board Member Rolando

- 2. [24-8184](#) CASE FILE LHD 2024-009: Consideration of the local historic designation of the property at **1414 Galiano Street**, legally described as Lots 12 & E15FT Lot 13, Block 32, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida.

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

**For The Applicant:**

**Mario Garcia-Serra, Gunster Law, presented on behalf of CREH Galiano LLC, Todd Rubinstein (in-person) and Danielle Gonzalez (via Zoom).**

**Expert Witnesses: Richard Heisenbottle. RJ Heisenbottle Architects and Willy Bermello, Bermello Ajamil & Partners, Inc.**

**Public Comments:**

**-Alex Adams - 50 Minorca Avenue, former preservation office for City of Miami, Karelia Carbonell on behalf of the Historical Preservation Association of Coral Gables,**

**Letters of Support Received by Staff:**

**Ileana Sayre, Christina Rupp on behalf of the Dade Heritage Trust, Karelia Carbonell on behalf of the Historical Preservation Association of Coral Gables, Jamie and Zully Pardo and Brett Gillis.**

**A motion was made by Board Member Garcia-Pons, seconded by Board Member Dunaj, to approve the Local Historic Designation for the property at 1414 Galiano Street based on their historical, cultural and architectural significance, specifically that it exemplifies the historical, economic and social trend of the community and it embodies the distinguishing characteristics of an architectural period. This motion passed by the following vote:**

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

**Nays:** 1 - Board Member Banos

**Excused:** 1 - Board Member Rolando

**VII. TRANSFER OF DEVELOPMENT RIGHTS (RECEIVING SITE):**

1. [24-8190](#) The proposed development (receiving site) is located at **299 Minorca Avenue**, legally described as Lots 45 through 48, Block 17, Coral Gables Section “K,” according to the Plat thereof, as recorded in Plat book 8, Page 33 of the Public Records of Miami-Dade County, Florida. The following Local Historic Landmark properties are within five hundred (500) feet of the proposed development located at 299 Minorca Avenue:

- **2120-2140 Salzedo Street** (also known as 301-305 Alcazar Avenue), legally described as Lots 25 through 30, Block 19, Coral Gables Section “K,” according to the Plat thereof, as recorded in Plat Book 8, page 33 of the Public Record of Miami-Dade County, Florida.
- **235 Majorca Avenue**, legally described as Lots 42 to 45 Inclusive, Block 7, Coral Gables Section “K,” according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

Therefore, per Section 14-204.6 of the Coral Gables Zoning Code, the Historic Preservation Board’s review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property.

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

**For The Applicant:  
Jorge L. Navarro, Greenberg Traurig Law**

**A motion was made by Board Member Silva, seconded by Board Member Alvarez, to approve the proposal at 299 Minorca Avenue legally described as Lots 45 through 48, Block 17, Coral Gables Section K, according to the Plat thereof as recorded in Plat Book A, Page 33 of the Public Records of Miami-Dade County, with the understanding that it requires further review and approval by the Planning and Zoning Board and the City Commission, it determines that the proposal does not adversely affect the historic, architectural, or aesthetic character of the historic properties located within 500 feet of this site. This vote passed by the following vote:**

- Yeas:** 8 - Board Member Cuervo Dunaj, Board Member Durana, Board Member Alvarez, Board Member Banos, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell and Board Member Garcia-Pons
- Excused:** 1 - Board Member Rolando

**VIII. SPECIAL CERTIFICATES OF APPROPRIATENESS**

1. [24-8186](#) CASE FILE COA (SP) 2024-025, CONTINUED: An application for the issuance of a Special Certificate of Appropriateness for the property at **236 Aledo Avenue**, a Local Historic Landmark, legally described as Lots 4 to 7 inclusive, Block 18, 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. The application requests design approval for additions and alterations to the residence and sitework. A variance is being requested from Section 2-101 D (4) (b.i.) of the Coral Gables Zoning Code for the minimum required side setback for the construction of the new addition.

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

For The Applicant:  
Haissam Rahal, Rahal Architects

A motion was made by Board Member Garcia-Pons, seconded by Board Member Banos, to approve with conditions in the Staff Report the design proposal for additions and alterations to the residence and site work on the property located at 236 Aledo Avenue, a Local Historic Landmark in Miami Dade County Florida and approve with the conditions noted above the issuance of the Special Certificate of Appropriateness. This motion passed by the following vote:

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

Excused: 1 - Board Member Rolando

2. [24-8189](#) CASE FILE COA (SP) 2024-030: An application for the issuance of a Special Certificate of Appropriateness for the property at **803 Anastasia Avenue**, a Local Historic Landmark, legally described as Lots 13 & 14, Block 26, Coral Gables Country Club Section 2, according to the Plat thereof, as recorded in Plat Book 32, at Page 63, of the Public Records of Miami-Dade County, Florida. The application requests design approval for a new gazebo and sitework. A variance is being requested from Section 2-101 D (4) (c) of the Coral Gables Zoning Code for the minimum rear setback for the construction of a new gazebo addition.

This Agenda Item was Withdrawn

- 3. [24-8187](#) CASE FILE COA (SP) 2024-031: An application for the issuance of a Special Certificate of Appropriateness for the property at **1801 Cordova Street**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lot 1, Block 3, Coral Gables Section “C,” according to the Plat thereof, as recorded in Plat Book 8, Page 26 of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the installation of an S-tile roof.

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

**For The Applicant:**

**Lauren Fine, Applicant; Arthur Winborne, Roofing Company Representative**

**A motion was made by Board Member Spain, seconded by Board Member Banos, to deny the design proposal for after the fact installation of an S-tile roof on the property located at 1801 Cordova Street legally described at Lot 1, Block 3, Coral Gables Section C according to the plot thereof, as recorded in Plat Book 8 at page 26 of the public records of Miami Dade County Florida and deny the issuance of Special Certificate of Appropriateness. This motion passed by the following vote:**

**Yeas:** 6 - Board Member Cuervo Dunaj, Board Member Durana, Board Member Banos, Board Member Spain, Chairperson Maxwell and Board Member Garcia-Pons

**Nays:** 2 - Board Member Alvarez and Vice Chairperson Silva

**Excused:** 1 - Board Member Rolando

4. [24-8188](#) CASE FILE COA (SP) 2024-029: An application for the issuance of a Special Certificate of Appropriateness for the property at **516 Caligula Avenue**, a Contributing Resource within the “French Country Village,” legally described as Lots 6-7 & 8, Block 125, Coral Gables Riviera Section 10, according to the Plat thereof, as recorded in Plat Book 31, at Page 1, of the Public Records of Miami-Dade County, Florida. The application requests design approval for a new slate and copper roof and the removal of three dormers.

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

For The Applicant:

Frederick Bates, Applicant; Venny Torre, Torre Companies

A motion was made by Board Member Banos, seconded by Board Member Durana, to approve the design proposal for the installation of a slate roof as presented and approve the design proposal for the copper roofs and dormer removal as presented on the property located at 516 Caligula Avenue, legally described as Lots 6, 7 & 8, Block 125, Coral Gables Riviera Section Part Ten, according to the Plat thereof, as recorded in Plat Book 31, at Page 1, of the Public Records of Miami-Dade County, Florida and APPROVE the issuance of a Special Certificate of Appropriateness for the copper roofs and dormer removal as well as for the installation of the slate roof exclusive of the purple tiles and chimney cap. This motion passed by the following vote:

**Yeas:** 6 - Board Member Cuervo Dunaj, Board Member Durana, Board Member Alvarez, Board Member Spain, Vice Chairperson Silva and Board Member Garcia-Pons

**Nays:** 2 - Board Member Banos and Chairperson Maxwell

**Excused:** 1 - Board Member Rolando

## IX. OLD BUSINESS

**City Hall Repairs – Staff is working with the engineers and Public Works on the shoring options for columns. There will be temporary shoring on the exterior of city hall. The City Manager is providing an update to the City Commission at the next meeting. There is an RFQ out for city hall assessments; Staff is in process of reviewing the applications.**

## X. NEW BUSINESS

**The annual joint meeting of the Landmark Advisory Board and the Historic Preservation Board to be scheduled for November 20, 2024, at 3:30 PM.**

## XI. CITY COMMISSION ITEMS

**XII. DISCUSSION ITEMS**

**XIII. ADJOURNMENT**

This meeting was adjourned at 8:50 P.M.

**NOTE**