

# City of Coral Gables

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



## Agenda - Final

Thursday, July 10, 2025

4:00 PM

City Hall, Commission Chambers

**Historic Preservation Board**

The Historic Preservation Board will be holding its Regular Meeting on Thursday, July 10, 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

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+16465189805,,88413827534# US (New York)

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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**

1. [25-9380](#) Historic Preservation Board Meeting Minutes for June 12, 2025  
**Attachments:** [HPB Minutes 06.12.02025 Final & Transcript of City Hall Windows Item CORAL GABLES HISTORIC WINDOWS\(a\)](#)

**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. AD VALOREM TAX RELIEF**

1. [25-9377](#) **CASE FILE AV 2018-003:** An application requesting ad valorem tax relief for the property at **4125 Santa Maria Street**, a Contributing Resource within the "Santa Maria Street Historic District," legally described as Lots 9 & 10, Block 96, 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. The related Special Certificates of Appropriateness, COA (SP) 2017-001 was granted design approval by the Historic Preservation Board on February 16, 2017. Revisions to the approved COA were approved by the Board in 2017, 2019, and 2020.

**Attachments:** [AV2018-003 Report](#)  
[Part One Coral Gables Ad Valorem Application](#)  
[Pre-Construction Review - Signed](#)  
[Part One 4125 Santa Maria Street Pictures](#)  
[Part Two Application](#)  
[Review of Completed Work - Signed](#)  
[Part Two Photos 1-376](#)  
[Architectural Plans - 4125 Santa Maria St](#)  
[COA \(SP\) 2017-001 Report](#)  
[COA \(SP\) 2017-001 LFinal and Certificate](#)  
[Architect's letter of intent SP2017-001 REVISED SEPT 2017](#)  
[LFinal SP2017-001 REVISED SEPT 2017](#)  
[Report SP2017-001 REVISED JULY 2019](#)  
[LFinal SP2017-001 REVISED JULY 2019](#)  
[Report SP2017-001 REVISED 2020 -- variance pool equip DEC](#)  
[Lfinal SP2017-001 REVISED 2020 -- variance pool equip DEC](#)

## VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [25-9139](#) **CASE FILE COA (SP) 2025-018:** An application for the issuance of a Special Certificate of Appropriateness for the property at **405 Viscaya Avenue**, a Contributing Resource within the “French Normandy Village Historic District,” legally described as Portions of Lots 10 & 11, Block 4, The French Village of Coral Gables, according to the Plat thereof, as recorded in Plat Book 29, at Page 71, of the Public Records of Miami-Dade County, Florida. The application requests after-the-fact design approval for the installation of impact-resistant windows and doors.

**Attachments:** [COA SP 2025-018 Report](#)  
[SITE SET BLDR-24-04-5272](#)  
[COA\(ST\)2024-114 Letter](#)  
[COA\(ST\)2024-114 Certificate](#)  
[EMAIL RE Permit Number BLDR-24-04-5272](#)  
[Window corrections 05-30-24 KK](#)  
[IMG 6156](#)  
[IMG 6157](#)  
[IMG 6155](#)  
[24-143 Harris Levine, 405 Viscaya Ave. Coral Gables, FL Rev. 4 Drawings\\_v1](#)  
[Harris letter\\_v1](#)  
[PHOTOS\\_v1](#)  
[SURVEY\\_v1](#)

2. [25-9378](#) **CASE FILE COA (SP) 2025-009:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1541 Sopera Avenue**, a Local Historic Landmark, legally described as W ½ Lot 16 & All Lot 17 & E ½ Lot 18, Block 56, Coral Gables Country Club Section 4, according to the Plat thereof, as recorded in Plat Book 10, at Page 57, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and detached garage, and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback for detached auxiliary structure.

**Attachments:** [COA Report - SP2025-009](#)  
[final 1541 Sopera Avenue Scope of Work Letter of Intent \(6\)](#)  
[final Ferreiro Addition Architecture Set \(5\)](#)  
[Ferreiro Addition Survey for Historic v1](#)  
[photos around property v1](#)  
[1 LHDreport -- 1541 Sopera Ave](#)  
[Permit 1197 -- 1925](#)  
[Sopera Ave - 1541](#)

## VIII. OLD BUSINESS

## IX. NEW BUSINESS

## X. CITY COMMISSION ITEMS

## XI. DISCUSSION ITEMS

## 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.*