

City of Coral Gables

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



Meeting Minutes

Wednesday, July 17, 2024

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

Chairperson Cesar Garcia-Pons
Vice Chairperson Michael J. Maxwell
Board Member Ana Alvarez
Board Member Javier Banos
Board Member Michelle Cuervo Dunaj
Board Member Xavier F. Durana
Board Member Margaret Rolando
Board Member Dona Spain
Board Member Alejandro Silva

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

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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

This meeting was Called to Order at 4:02 P.M.

II. ROLL CALL

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

Excused: 1 - Board Member Alvarez

III. APPROVAL OF THE MINUTES**IV. CHANGES TO THE AGENDA**

1. Item LHD 2024-007 AND COA (SP) 2024-003 - 4722 Alhambra Circle will be deferred to the August 21, 2024 Historic Preservation Meeting.

V. PUBLIC HEARING**VI. LOCAL HISTORIC DESIGNATIONS**

1. [24-7782](#) **CASE FILE LHD 2024-007 AND COA (SP) 2024-023:** Consideration of the local historic designation of the property at **4722 Alhambra Circle**, legally described as Lot 11 & 12, Block 79, 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 applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for the demolition of the original auxiliary structure, additions and alterations to the residence and sitework.

This Agenda Item was Deferred

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [24-7783](#) **CASE FILE COA (SP) 2024-019:** An application for the issuance of a Special Certificate of Appropriateness for the property at **4210 Santa Maria Street**, a Contributing Resource within the “Santa Maria Street Historic District,” legally described as Lots 15 & 16 Less S 38FT, Block 93, 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 application requests design approval for additions and alterations to the residence and sitework.

A motion was made by Board Member Banos, seconded by Board Member Dunaj, to deny the design proposal for additions and alterations to the residence and sitework on the property located at 4210 Santa Maria Street and deny the issuance of a Special Certificate of Appropriateness based on the Secretary of the Interior standards, “New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property,” and for the reasons stated in the Staff Report. The motion passed by the following vote:

Yeas: 5 - Board Member Cuervo Dunaj, Board Member Silva, Vice Chairperson Maxwell, Board Member Banos and Board Member Rolando

Nays: 3 - Board Member Durana, Chairperson Garcia-Pons and Board Member Spain

Excused: 1 - Board Member Alvarez

VIII. BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE

1. **Consideration of the relocation of the Gondola Building.**

A presentation was made by Hermes Diaz, Public Works Director, to consider alternate locations for the reconstruction of the Gondola Building.

A motion was made by Board Member Banos, seconded by Board Member Spain, recommending the Gondola Building remain in its present location until such time that a more final plan is determined for this building and be preserved to the fullest extent possible and that in doing that preservation, the Historic Preservation Officer, City Staff, and the current operators of the Biltmore Hotel explore uses of the building through a collaborative process. The motion passed by the following note:

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

Excused: 1 - Board Member Alvarez

IX. ITEMS FROM THE SECRETARY

1. **Board Orientation – Staff is working on scheduling an orientation meeting now that all positions are filled.**

X. DISCUSSION ITEMS**1. Appeals Process**

The Board briefly discussed the appeals process.

A motion was made by Board Member Banos, seconded by Vice Chair Maxwell to recommend to the City Manager to include the Historic Preservation Officer in briefings with Commissioners before the appeal hearing. The motion passed by the following vote:

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

Excused: 1 - Board Member Alvarez

XI. OLD BUSINESS**XII. NEW BUSINESS****XIII. ADJOURNMENT**

This meeting was adjourned at 6:06 P.M.

NOTE