

City of Coral Gables

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



Meeting Minutes

Wednesday, May 14, 2025

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

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

The Historic Preservation Board will be holding its Regular Meeting on May 14, 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

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Meeting ID: 884 1382 7534

Find your local number: <https://us06web.zoom.us/j/88413827534> / 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 4:07 PM.

II. ROLL CALL

Present: 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

Excused: 1 - Board Member Cuervo Dunaj

III. APPROVAL OF THE MINUTES

1. [25-9014](#) Historic Preservation Board Meeting Minutes for April 10, 2025

A motion was made by Board member Silva, seconded by Board member Ebbert, to approve the meeting minutes for the April 10, 2025 Historic Preservation Board. This motion passed by the following vote:

Yeas: 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

Excused: 1 - Board Member Cuervo Dunaj

IV. CHANGES TO THE AGENDA

V. PUBLIC HEARING

VI. LOCAL HISTORIC DESIGNATIONS

1. [25-8940](#) **CASE FILE LHD 2025-003:** Consideration of the local historic designation of the property at **826 Medina Avenue**, legally described as Lot 5, Block 4, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

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

On Behalf of the Application:

This application came from the Board of Architects

A motion was made by Board member Rolando, seconded by Board member Spain, to approve the Local Historic Designation of the property at 826 Medina Avenue legally described as Lot 5, Block 4, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, Page 113 of the Public Records of Miami-Dade County, based on the historical, cultural, and architectural significance. This motion passed by the following vote:

Yeas: 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

Excused: 1 - Board Member Cuervo Dunaj

2. [25-8941](#) **CASE FILE LHD 2024-015 and COA (SP) 2025-010:** for the consideration of the local historic designation of the property at **2716 Cordova Street**, legally described as Lot 12 & E 1/2 Lot 13, Block 15, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102, 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 additions and alterations to the residence and sitework. A variance has also been requested from Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback.

On Behalf of the Application:

Karelia Carbonell, President of the Historic Preservation Association of Coral Gables
Peter Kiliddjian, PPK Architects

A motion was made by Board member Rolando, seconded by Board member Spain, to approve the Local Historic Designation of the property located at 2716 Cordova Street based on its historical, cultural, and architectural significance.
This motion passed unanimously.

A motion was made by Board member Garcia-Pons, seconded by Board member Rolando, to approve the design proposal for additions, alterations and site work to the property located at 2716 Cordova Street and approve with the conditions noted in the staff report the issuance of a Special Certificate of Appropriateness with the additional condition accepting the alternate elevation as presented including the comments on the second floor window.
This motion passed unanimously.

A motion was made by Board member Garcia-Pons, seconded by Board member Ebbert, to approve the variance to allow the new addition to have a rear setback of five feet versus the required minimum set back in a Single-Family Residential District of ten feet.
This motion passed unanimously

Yeas: 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

Excused: 1 - Board Member Cuervo Dunaj

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [25-8836](#) **CASE FILE COA (SP) 2025-007:** An application for the issuance of a Special Certificate of Appropriateness for the property at **3920 Durango Street**, legally described as Lot 6, Block 46, Coral Gables Country Club Section 3, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, 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.

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

On Behalf of the Application:
Hamed Rodriguez, Architect

A motion was made by Board Member Alvarez, seconded by Board Member Rolando, to approve with the conditions outlined in the staff report one through seven, for the design proposal additions and alterations to the residence and site work at 3920 Durango Street and approve the Special Certificate of Appropriateness. This motion passed by the following vote:

Yeas: 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

Excused: 1 - Board Member Cuervo Dunaj

2. [25-8943](#) **CASE FILE COA (SP) 2025-011:** An application for the issuance of a Special Certificate of Appropriateness for the property at **126 Oak Ave**, a vacant parcel with the “MacFarlane Homestead Subdivision Historic District,” legally described as Lot 8, Block 3-A, MacFarlane Homestead, according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida. The application requests design approval for infill construction of a new single -family residence.

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

On Behalf of the Application:

James Smith, JAS Architects

Carl Prime, President of the McFarlane Homeowners Association

A motion was made by Board Member Durana, seconded by Board Member Rolando, to approve with the conditions noted in the staff report the design proposal for construction of a new single family residence and site work on the property located at 126 Oak Avenue, a vacant parcel within the McFarlane Homestead District, legally described as Lot 8, Block 3-A, MacFarlane Homestead, according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida and work with staff on the columns and beams and approve the issuance of a Special Certificate of Appropriateness with the conditions noted above. The motion passed by the following vote:

Yeas: 8 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Board Member Spain, Vice Chairperson Silva, Chairperson Maxwell, Board Member Garcia-Pons and Board Member Ebbert

Excused: 1 - Board Member Cuervo Dunaj

3. [25-8944](#)

CASE FILE COA (SP) 2025-015: An application for the issuance of a Special Certificate of Appropriateness for the property at **6710 Le Jeune Road**, a Contributing Resource within the Dutch South African Village Historic District, legally described as Lot 4, Block 267, Coral Gables Section Riviera Section Part 11, according to the Plat thereof, as recorded in Plat Book 28, at Page 23, 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.

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

On Behalf of the Application:

William Arthur, WHAA Architects

George Pallas, Property Owner

A motion was made by Board member Garcia-Pons, seconded by Board member Rolando, to approve the after the fact design approval of installation of impact resistant windows and doors, approving the window muntin pattern on 13 windows that staff has approved and approving the use of a low-e windows for the four westward facing windows on the second floor and six windows and two doors on the western portion of the first floor, any other windows whose muntins are approved by this Special Certificate of Appropriateness must be clear non low-e for the property location at 6710 Le Jeune Road and approve the Special Certificate of Appropriateness. This motion passed by the following vote:

Yeas: 5 - Board Member Durana, Board Member Rolando, Vice Chairperson Silva, Chairperson Maxwell and Board Member Garcia-Pons

Nays: 3 - Board Member Alvarez, Board Member Spain and Board Member Ebbert

Excused: 1 - Board Member Cuervo Dunaj

4. [25-8945](#) **CASE FILE COA (SP) 2025-016:** 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 copper chimney cap.

On Behalf of the Application:

Frederick Bates, Property Owner

A motion was made by Board member Silva, seconded by Board Member Rolando, to approve the application to install a simple copper chimney cap. This motion passed by the following vote:

Yeas: 6 - Board Member Durana, Board Member Alvarez, Board Member Rolando, Vice Chairperson Silva, Board Member Garcia-Pons and Board Member
Nays: 2 - Ebbert
Board Member Spain and Chairperson Maxwell
Excused: 1 - Board Member Cuervo Dunaj

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. CITY COMMISSION ITEMS

XI. DISCUSSION ITEMS

XII. ADJOURNMENT

This meeting was adjourned at 7:55 PM.

NOTE