

# City of Coral Gables

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



## Agenda - Final

Wednesday, May 15, 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 Michelle Cuervo Dunaj*  
*Board Member Xavier F. Durana*  
*Board Member Margaret "Peggy" Rolando*  
*Board Member Dona Spain*  
*Board Member Alejandro Silva*

The Historic Preservation Board will be holding its Regular Meeting on May 15, 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**

<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/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**

Minutes will be provided at the upcoming meeting.

**IV. ANNOUNCEMENT OF DEFERRAL OF AN AGENDA ITEM****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. [24-7460](#) **CASE FILE AV 2020-002:** An application requesting ad valorem tax relief for the property at **112 Alhambra Circle**, a Local Historic Landmark, legally described as Lots 1 and 2, Block 22, Coral Gables Section "L," according to the Plat thereof, as recorded in Plat Book 8, at Page 85 of the Public Records of Miami-Dade County, Florida. The related Special Certificated of Appropriateness, COA (SP) 2019-009 and COA (SP) 2019-015, were granted design approval by the Historic Preservation Board on July 18, 2019 and October 17, 2019.

**Attachments:** [AV2020-002 Report](#)  
[Part One - LA PALMA AD VALOREM Application](#)  
[Part Two - LA PALMA AD VALOREM Application](#)  
[Part Two - PhotoKey](#)  
[Part Two - Photos](#)  
[COA Report - SP2019-009](#)  
[Lfinal - COA\(SP\)2019-009](#)  
[La Palma Permit Set 7.31.20\\_Reduced](#)

**VII. LOCAL HISTORIC DESIGNATIONS**

1. [24-7461](#) **CASE FILE LHD 2024-002:** Consideration of the local historic designation of the property at **3519 Toledo Street**, legally described as Lots 18 & 19, Block 40, Coral Gables Country Club Section Part Three, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida.

**Attachments:** [1 LHDreport -- 3519 Toledo -- March 2024](#)

**Case File LHD 2024-002 to be deferred to the June 20, 2024 Historic Preservation Board Meeting.**

3. [24-7463](#) **CASE FILE LHD 2024-004:** Consideration of the local historic designation of the property at **236 Aledo Avenue**, 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.

**Attachments:** [1 LHDreport -- 236 Aledo Ave](#)

**VIII. SPECIAL CERTIFICATES OF APPROPRIATENESS**

1. [24-7464](#) **CASE FILE COA (SP) 2023-031:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1260 South Greenway Drive**, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 1 & 2, Block 5, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, Page 13 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101(d)#10c for the proposed new driveway.  
**Attachments:** [1260 S Greenway Dr Plans Combined](#)  
[1260 S Greenway Dr Applicant Photos](#)  
[Letter of Intent Casariego\\_v1 \(3\)](#)  
[Certificate of Appropriateness Application Casariego\\_v1 \(1\)](#)  
[Letter of Support from Neighbor\\_v1 \(1\)](#)  
[Survey\\_v1 \(5\)](#)
  
2. [24-7465](#) **CASE FILE COA (SP) 2024-016:** An application for the issuance of a Special Certificate of Appropriateness for the property at **2610 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 3, Block 13, Coral Gables Section “D,” according to the Plat thereof, as recorded in Plat Book 25, Page 74 of the Public Records of Miami-Dade County, Florida. The application requests design approval to enclose the front porch.  
**Attachments:** [COA Report - SP 2024-016](#)  
[2610 Alhambra Circle PORCH ARCH SET](#)  
[2610 Alhambra Cir PORCH IMAGES](#)  
[2610 Alhambra Letter of Intent](#)  
[2610 Alhambra Circle COA Application\\_v1](#)
  
3. [24-7466](#) **CASE FILE COA (SP) 2024-015:** An application for the issuance of a Special Certificate of Appropriateness for the property at **57 Campina Court**, a Contributing Resource within the “Campina Court Historic District,” legally described as East ½ of Lot 8 & Lot 9, Block 3, Coral Gables Flagler Street Section, according to the Plat thereof, as recorded in Plat Book 10, Page 12 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the installation of an S-tile roof.

**Attachments:** [COA SP 2024-015 Report](#)  
[57 Campina Court - Photos](#)  
[Jonthan Rivas Permit Package v1](#)  
[Santafe S Clay Roof Tile v1](#)

4. [24-7467](#) **CASE FILE COA (SP) 2024-017:** An application for the issuance of a Special Certificate of Appropriateness for the property at **65 Campina Court**, a Contributing Resource within the “Campina Court Historic District,” legally described as Lot 7 & W ½ Lot 8, Block 3, Coral Gables Flagler Street Section, according to the Plat thereof, as recorded in Plat Book 10, Page 12 of the Public Records of Miami-Dade County, Florida. The application requests design approval for the installation of an S-tile roof.

**Attachments:** [COA SP 2024-017 Report](#)  
[65 Campina Court - Proposal](#)  
[65 Campina Court - Photos](#)  
[65 Campina Court - COA](#)  
[65 Campina Court - LOI](#)

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

**XI. CITY COMMISSION ITEMS**

**XII. DISCUSSION ITEMS**

1. Future grant opportunity for a traffic calming project at the De Soto Fountain Plaza.
2. Florida Power & Light undergrounding utilities in historic districts.

## 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.*