



CORAL GABLES HISTORIC PRESERVATION BOARD

Wednesday, December 14, 2023, 5:00 p.m.

Coral Gables City Hall, City Commission Chamber

405 Biltmore Way, Coral Gables, Florida 33134

Historical Resources and Cultural Arts

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MEMBERS	J 23	F 23	M 23	A 23	M 23	J 23	J 23	A 23	S 23	O 23	N 23	D 23	APPOINTED BY
Cesar Garcia-Pons (Chair)	P	P	P	P	P	P	P	P	E	P	P	P	City Manager Peter Iglesias
Margaret (Peggy) Rolando	P	P	E	P	A	P	P	E	E	P	P	P	Commissioner Melissa Castro
Dona Spain	P	P	P	P	A	P	P	P	P	P	P	P	Commissioner Rhonda Anderson
Michael J. Maxwell (Vice Chair)	P	P	P	P	P	P	P	P	P	P	P	P	Commission Kirk R. Menendez
Bruce Ehrenhaft	P	E	P	P	P	P	P	P	P	P	P	P	Commission-As-A-Whole
Brett Gillis	*	*	*	*	*	E	P	P	P	P	P	P	Commissioner Ariel Fernandez
Michelle Cuervo- Dunaj	*	*	*	*	*	*	P	P	P	P	P	E	Mayor Vince Lago
Alejandro Silva	*	*	*	*	*	*	*	*	P	P	P	P	Board-As-A-Whole
Xavier Durana	*	*	*	*	*	*	*	*	E	P	P	P	Commission-As-A-Whole

LEGEND: A = Absent; P = Present; E = Excused; * = New Member; ^ = Resigned Member; - = No Meeting; # = Late meeting arrival

STAFF: Anna Pernas, Historic Preservation Officer, Kara Kautz, Assistant Historic Preservation Officer, Stephanie Throckmorton, Deputy City Attorney.

RECORDING SECRETARY/PREPARATION OF MINUTES: Yvelisse Bonilla, Administrative Assistant

I. CALL TO ORDER

The meeting was called to order at 4:08 PM by Chair Garcia-Pons. The chair read for the record the statement regarding the purpose of the board and the lobbyist registration and disclosure.

II. ROLL CALL

In attendance were Ms. Spain, Mr. Durana, Ms. Rolando, Mr. Gillis, Mr. Maxwell, Mr. Ehrenhaft, Mr. Silva, and Mr. Garcia-Pons. Mr. Maxwell left the meeting at 5:28 PM.

A motion was made by Mr. Gillis, seconded by Ms. Rolando, to excuse the absence of Ms. Dunaj from this meeting.

The motion passed (Ayes: 8; Nays: 0.)

III. APPROVAL OF MINUTES:

Minutes for the November meeting will be submitted at a later date.

IV. NOTICE REGARDING EX-PARTE COMMUNICATIONS:

Chair Garcia-Pons read a statement regarding notice of ex-parte communications. Board members who had ex-parte communication of contact regarding cases being heard were instructed to disclose such communication or contact.

V. ANNOUNCEMENT OR DEFERRAL OF AN AGENDA ITEM:

At the request of Vice Chair Maxwell a Discussion Item may be moved up in the agenda.

VI. SWEARING IN OF THE PUBLIC:

The court reporter administered the oath to audience members attending in-person and over Zoom who planned to testify during the meeting.

VII. LOCAL HISTORIC DESIGNATIONS:

1. **CASE FILE LHD 2023-008:** Consideration of the local historic designation of the property at **753 Minorca Avenue**, legally described as Lot 29 and the West ½ of Lot 28, Block 25, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111, of the Public Records of Dade County, Florida.

Ms. Guin made a presentation accompanying the on-screen presentation. Board members discussed alterations to the front facade and railings. Ms. Pernas advised that they took into consideration the alteration made to the building and found that if someone wanted to restore it to the original condition, it could be brought back. The property owners were present and in support of the Staff’s recommendation to designate the property.

A motion was made by Mr. Maxwell, seconded by Mr. Ehrenhaft, to approve the historic designation of 753 Minorca Avenue based on its historical, cultural significance in that it exemplifies the historical, cultural, political, economic, or social trends of the community and its architectural significance in that it portrays the environment in an era of history characterized by one or more distinctive architectural styles and it embodies those distinguishing characteristics of an architectural style or period method of construction.

The motion passed (Ayes: 8; Nays: 0.)

VIII. SPECIAL CERTIFICATES OF APPROPRIATENESS:

1. **CASE FILE COA (SP) 2023-023:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1207 Genoa Street**, a Local Historic Landmark, legally described as Lot 1, Block 34, 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. The application requests design approval for additions and alterations to the residence and auxiliary structure and sitework. A variance has been requested to allow an existing carport to be converted into an enclosed garage with a minimum interior width to be eight feet, six inches (8’-6”) vs. the nine feet (9’-0”) as required by Article 10, Section 10-102 (A) 4c of the Coral Gables Zoning Code.

Ms. Pernas read from the Staff report accompanying the on-screen presentation which was followed by the architect. Board members discussed the car port and the alterations that it had undergone over the last 60 years. Typically, enclosing an original carport would not be recommended, but it had already been altered on three sides. A variance is being requested because the carport width does not allow a car to fit per the current Zoning standard. The property owner made a brief presentation and confirmed that it would be used as a garage only. They are looking to enclose the garage to meet current hurricane protection standards.

A motion was made by Ms. Spain and seconded by Mr. Maxwell to approve, with the conditions noted in the Staff report, the application for a Special Certificate of Appropriateness for 1207 Genoa Street, a Local Historic Landmark, and approve the issuance of a Special Certificate of Appropriateness.

The motion passed (Ayes: 8; Nays: 0.)

A motion was made by Ms. Spain and seconded by Mr. Maxwell to grant a variance to allow an existing carport to be converted into an enclosed garage with a minimum interior width to be eight feet six inches versus the nine feet as required by Article 10 Section 10-102(a)(4c) of the Coral Gables Zoning Code.

The motion passed (Ayes: 8; Nays: 0.)

IX. DISCUSSION ITEMS:

1. Replacement of Historic-Style Streetlights with inappropriate Streetlights
Staff reports that the City Commission took action at the December 12, 2023, meeting, asking FPL to stop any work for the replacement of fiber glass silver light poles within the North Gables section until further notice.

Brief summary of the discussion topics included:

- a. Silver streetlight poles were part of a very long and extensive community effort in the 1980s. The new agreement with FPL started about 3 – 5 years ago. This agreement involves 140 poles installed between 1998 and 2002, in three sections: Harlano Street & Wood Street, San Amaro Drive, Granada Golf Course.
- b. Board members request Staff inquire into the city plan to make sure silver streetlights are or are not elements included in the plan.
- c. Board members asked Staff to investigate when the “Coral Gables Standard” streetlight was removed from FPL’s catalog of streetlights.
- d. Ms. Spain asks Staff to find out what were the approvals at City Commission and the wording of the item on the agenda of the review of the FPL contract that is in place now.

Mr. Maxwell proffered the following Board resolutions for consideration:

A resolution of the City Commission to resolve to fully stop all changes now in progress on the silver streetlights of the city and to delegate to the Historic Preservation Board in collaboration with the Landmarks Advisory Board supported by city Historic Preservation staff and Public Works to research and recommend to the Commission a city standard silver streetlight based upon historically accurate documentation known to have been installed during the city’s development during the 1920’s and to recommend those areas of the city where said street lighting shall be located and maintained.

A resolution of the City Commission upon receipt of the Historic Preservation Board and Landmarks Advisory Board report on city standard streetlights, to adopt the recommended streetlight as the city standard per all the areas of this city recommended by the Historic Preservation Board and the Landmarks Advisory Board.

It was agreed that the two resolutions could be combined before proceeding to the city Commission for review. Please find attached as Exhibit A the resolution presented to City Commission at the January 9, 2024 meeting.

A motion was made by Mr. Maxwell, seconded by Mr. Gillis, to adopt the resolution as presented.

The motion passed (Ayes: 8; Nays: 0.)

Mr. Maxwell left the meeting at 5:28 PM.

2. **CASE FILE COA (SP) 2023-026**: An application for the issuance of a Special Certificate of Appropriateness for the property at **155 Cocoplum Road**, a Local Historic Landmark, legally described as Lots 69 & 70, Block 4, Coral Gables Biscayne Bay Section Part One – Plat “B,” according to the Plat thereof, as recorded in Plat Book 25, at Page 50, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and auxiliary structure and sitework.

Ms. Kautz read the from the Staff report accompanying the on-screen presentation. Discussions were had by board members on the garage addition, roof height, rafter tails, and windows.

A motion was made by Mr. Gillis and seconded by Ms. Rolando to approve, with conditions 1 through 10 as noted in the Staff report, the design proposal for an addition to the residence and site work on the property located at 155 Cocoplum Road and approve the issuance of Special Certificate of Appropriateness with the conditions as noted above.

The motion passed (Ayes: 7; Nays: 0.)

3. **CASE FILE COA (SP) 2023-028**: An application for the issuance of a Special Certificate of Appropriateness for the property at **927 Coral Way**, a Contributing Resource within the “Coral Way Historic District,” legally described as the West 17 Feet of Lot 4, and all of Lots 5 and 6, Block 35, Peacock’s Resubdivision of Block 35, Section “B,” according to the Plat thereof, as recorded in Plat Book 35, at Page 60, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition to the residence, gazebo addition, and sitework.

Ms. Pernas read from the Staff report accompanying the on-screen presentation. The addition is minimally visible from the public right of way and staff was in support of the proposal.

A motion was made by Ms. Spain, seconded by Ms. Rolando, to approve the design proposal for site improvements, a new gazebo and trellis addition for the property located at 927 Coral Way, a contributing resource within the Coral Way Historic District and approve the Certificate of Appropriateness.

The motion passed (Ayes: 7; Nays: 0.)

X. CITY COMMISSION ITEMS:

1. Board member Maxwell advised he would be available to present on behalf of the Historic Preservation Board the streetlight resolution at the next City Commission meeting scheduled for January 9, 2024.

A motion was made by Mr. Garcia-Pons, seconded by Ms. Rolando, to appoint Mr. Maxwell to present before the City Commission the resolution of the Historic Preservation Board regarding streetlights.

The motion passed (Ayes: 7; Nays: 0.)

2. 5005 Hammock Park Drive – Received a timely appeal. Tentatively scheduled for the second City Commission meeting in January.
3. Meeting Dates – On June 19th City is closed in observance of Juneteenth and the Board meeting must be rescheduled. Staff will confirm a meeting date for June at the January 2024 meeting.

XI. ITEMS FROM THE SECRETARY:

1. January meeting will be the last meeting that board members will receive paper packets. All board members have been issued an iPad and are encouraged to review plans digitally. Links to the agenda will be included along with the meeting reminders.
2. Staff will attempt to circulate the public comments to each board member in advance of each meeting. If not in advance they will be circulated at the meeting.

XII. OLD BUSINESS:

1. 825 S Alhambra Circle, 9485 Old Cutler Lane – Staff will look into the designation of these properties. Staff to provide photos of these properties at the next meeting and include them in the agenda.

XIII. NEW BUSINESS:

None

ADJOURNMENT:

A motion was made by Ms. Spain and seconded by Mr. Gillis to adjourn the meeting at 6:00 PM.

The motion passed (Ayes: 7; Nays: 0.)

Respectfully submitted,



Anna C. Pernas
Historic Resources and Cultural Arts Director