

**APRIL 9, 2026**  
**THE CITY OF CORAL GABLES**  
**HISTORIC PRESERVATION BOARD**  
**NOTICE OF PUBLIC HEARING**

Dear Property Owner:

All interested persons are hereby notified that the Historic Preservation Board of the City of Coral Gables, Florida, will hold a public hearing for the purpose of obtaining comments, suggestions, and opinions from all interested persons relative to **CASE FILE COA(SP)2026-010**: An application for the issuance of a Special Certificate of Appropriateness for the property at **1139 Venetia Avenue**, a Local Historic Landmark, legally described as Lot 5, Block 36, Coral Gables Granada Section, 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, alterations and sitework. Variance have also been requested from Article 2 Section 2-101 D (10) c. of the Coral Gables Zoning Code to allow for a driveway that does not provide access to a garage and/or carport and Article 2 Section 2-101 D (6) a. to allow a three feet (3'-0") separation between the main building and accessory structure where five feet (5'-0") is required.

The following variance has been requested:

Grant a variance to allow a new driveway and curb-cut that does not provide access to a garage, carport or port-cochere vs. the required driveways and associated curb-cuts shall only be permitted when providing access to a garage, carport or porte-cochere, pursuant to Article 2, Section 2-101 D (10) c. of the Coral Gables Zoning Code.

Grant a variance to allow the new laundry room addition to have a minimum separation to the existing accessory building of three feet (3'-0") vs. the required minimum separation in a Single-Family Residential District shall be five feet (5'-0"), pursuant to Article 2, Section 2-101 D (6) a. of the Coral Gables Zoning Code.

Interested persons may express their views at the hearing or file them in writing with the undersigned on or before the commencement of the hearing, which will be held before the Historic Preservation Board of the City of Coral Gables, in the **Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, commencing at 4:00 p.m. on Thursday, April 23, 2026. 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. To view the meeting via Zoom, the meeting can be accessed via the following link:** <https://us06web.zoom.us/j/88413827534>

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Anna Pernas  
Historic Preservation Officer

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NOTE: Any person, who acts as a lobbyist pursuant to the City of Coral Gables, and the Miami-Dade County Conflict of Interest and Code of Ethics, must register with the City Clerk, prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any aggrieved party may appeal any decision of the Historic Preservation Board to the City Commission by filing a written Notice of Appeal and the applicable appeal fee with the City Clerk within ten (10) days from the date of the decision. The notice shall concisely set forth the decision appealed and the grounds for the appeal. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, the aggrieved party will need a record of the proceedings. For such purposes, the aggrieved party may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

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 requiring special accommodations for participation in the meeting because of a disability should call Clifford Friedman, Director of Labor Relations and Risk Management, at (305) 722-8686 no less than five (5) working days prior to the meeting.

Further information on the above hearing matter is available in the office of the Coral Gables Historical Resources & Cultural Arts Department, 2327 Salzedo Street, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134.