

City of Coral Gables

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



Agenda - Final

Thursday, March 13, 2025

4:00 PM

Police and Fire Headquarters, Community Meeting Room

Historic Preservation Board

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

The Historic Preservation Board will be holding its Regular Meeting on Thursday, March 13, 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.

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:**

1. [25-8790](#) Historic Preservation Board Meeting Minutes February 13, 2025
Attachments: [Historic Preservation Board Meeting Minutes February 13, 2025](#)

IV. CHANGES TO THE AGENDA**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. LOCAL HISTORIC DESIGNATIONS:

1. [24-8495](#) **CASE FILE LHD 2023-001:** Consideration of the local historic designation of the property at **645 Majorca Avenue**, legally described as Lot 27, Block 16, Coral Gables Section "B," according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida.

Attachments: [1 LHDreport -- 645 Majorca Ave - Jan 2025 final](#)

2. [25-8775](#) **CASE FILE LHD 2025-002:** Consideration of the local historic designation of the property at **1139 Venetia Avenue**, legally described as Lot 5, Block 36, 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.

Attachments: [1 LHDreport -- 1139 Venetia](#)

VII. AD VALOREM TAX EXEMPTION:

1. [25-8776](#) **CASE FILE AV 2020-001:** An application requesting ad valorem tax relief for the property at **717 North Greenway Drive**, a Contributing Resource within the “Country Club of Coral Gables Historic District,” legally described as Lots 23 and 24, Block 23, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, at Page 111 of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (SP) 2019-014 was granted design approval by the Historic Preservation Board on September 19, 2019.

Attachments: [AV2020-001 Report](#)
[Before and After Overall Photos](#)
[Part One Application](#)
[Part Two Application](#)
[COA\(ST\)2019-014 - Letter & Certificate](#)
[COA Report - SP2019-014 717 N Greenway Dr.](#)
[Part One Interior Photos](#)
[Part One Exterior Photos](#)
[Part Two Interior Photos 1](#)
[Part Two Exterior Photos](#)
[Part Two Additional Work Photos 1](#)
[Part Two Additional Work Photos 2](#)
[Part Two Additional Work Photos 3](#)
[Part Two Additional Work Photos 4](#)
[MARLIN ARCHITECTURAL SET](#)

VIII. SPECIAL CERTIFICATES OF APPROPRIATENESS:

1. [25-8777](#) **CASE FILE COA (SP) 2025-005:** An application for the issuance of a Special Certificate of Appropriateness for the property at 4005 Santa Maria Street, legally described as Lot 2 & N 25 Feet Lot 3, Block 96, Coral Gables Country Club Section 5, 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. Variances have also been requested from Article 2, Section 2-101 D (4) of the Coral Gables Zoning Code for the minimum side setback.

Attachments: [ARCHITECTURAL SET_v1 \(1\)](#)
[BOA SIGNATURES_v1](#)
[LETTER OF INTENT 02-25-2025](#)
[22-10 A-002 CONTEXTUAL PHOTOS-A-002 PHOTO SHEET_v1 \(1\)](#)
[Photos for HPB Compiled](#)

2. [25-8778](#) **CASE FILE COA (SP) 2024-009 REVISED:** An application for the issuance of a Special Certificate of Appropriateness for the property at 1104 Malaga Avenue, a Local Historic Landmark, legally described as Lots 5-11 Inclusive, Block 12, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 106 of the Public Records of Miami-Dade County, Florida. The application requesting design approval for additions and alterations to the residence and sitework was granted approval with conditions on April 17, 2024. The revision requests design approval for changes to the proposed additions.

Attachments: [COA Report SP2024-009 REVISED](#)
[1104 Malaga Ave--Narrative --Owner REV 3 01-27-25_v1](#)
[2022-0928 Boundary Survey_v1](#)
[ARCHITECTURE PLANS_v1 \(3\)](#)
[Board of Architects Recommendations_v1](#)
[LFinal - SP2023-005_v1](#)
[PREVIOUS SUBMITTAL FOR COMPARISON COA \(SP\) 2024-009](#)
[710 - 1104 MALAGA-ORIGINAL DRAWINGS](#)
[1104 Malaga - COA Letter of Intent - 03-06-25](#)

IX. OLD BUSINESS**X. NEW BUSINESS****XII. CITY COMMISSION ITEMS****XIII. DISCUSSION ITEMS****XIV. 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, 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.