

City of Coral Gables

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



Agenda - Final

Thursday, March 12, 2026

4:00 PM

Police and Fire Headquarters, Community Meeting Room

Historic Preservation Board

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

The Historic Preservation Board will be holding its Regular Meeting on Thursday, March 12, 2026, 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 at the Police & Fire Headquarters, Community Meeting Room. 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

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/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**II. ROLL CALL****III. APPROVAL OF THE MINUTES**

1. [26-1309](#) Historic Preservation Board Meeting Minutes for February 12, 2026
Attachments: [HPB Minutes for February 12, 2026 Legistar FINAL](#)

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. [25-1172](#) CASE FILE LHD 2025-011 and COA (SP) 2025-027: Consideration of the local historic designation of the property at 2509 Indian Mound Trail, legally described as Lot 3, Block 3, Coral Gables Section "D," according to the Plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida. The applicant is also requesting to unify two adjacent single-family properties into one parcel and the issuance of an Accelerated Special Certificate of Appropriateness and design approval to join single-family residences to create one single-family residence, and design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (6) for ground area coverage, and Article 2 Section 2-101 D (4) for the side and rear setback, Article 6.

Attachments: [1 LHD report - 2509 Indian Mound](#)
[COA Report - SP2025-027 REVISED](#)
[COA REV Subm Presentation 2509-2515 Indian Mound](#)
[Amended LOI COA variance - 022726](#)
[Resp to Historic-2509 Indian Mound Trail-2-4-26](#)
[Survey 2515 INDIAN MOUNT TRAIL-2509-2515 COMBINE-SEAL \(1\)](#)
[Property Photos_v1 \(1\)](#)
[Site Diagrams](#)
[Photos 12-11-25](#)
[Survey_v1 \(48\)](#)

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [25-1101](#) **CASE FILE COA (SP) 2025-023:** An application for the issuance of a Special Certificate of Appropriateness for the property at **2615 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lots 21 & 22 Block 10, Coral Gables Section “D,” according to the Plat thereof, as recorded in Plat Book 25, at Page 74, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations and sitework.

Attachments: [COA Report - SP2025-023 - March 2026](#)
[2025.11-Binder Arch. DS Rev.1](#)
[Letter of Intent_v1](#)
[Historic and BoA Comments_v1](#)
[Material and Color Samples_v1](#)
[Photos Existing Residence_v1](#)
[Survey_v1 \(1\)](#)
[Alhambra Circle District Addendum](#)
[Alhambra Circle District Report](#)

2. [26-1307](#) **CASE FILE COA (SP) 2026-014:** An application for the issuance of a Special Certificate of Appropriateness for the property at **2017 Alhambra Circle**, a Non-Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 4 less SWLY 26.4’ & Lot 5, Block 14, Coral Gables Section “E,” according to the Plat thereof, as recorded in Plat Book 8, at Page 13, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations and sitework.

Attachments: [COA Report - SP2026-014](#)
[Architectural Plans v1 \(60\)](#)
[Letter of Intent v1 \(36\)](#)
[IMG 2160 v1](#)
[IMG 2161 v1](#)
[IMG 2162 v1](#)
[IMG 2163 v1](#)
[IMG 2164 v1](#)
[IMG 2168 v1](#)
[IMG 4820 v1](#)
[Photo v1 \(4\)](#)
[Survey v1 \(50\)](#)

3. [26-1308](#) **CASE FILE COA(SP)2026-008:** An application for the issuance of a Special Certificate of Appropriateness for the building currently located on the University of Miami Campus referred to as “Apartment Building #35 (La Gorce House)” located at **1233 Dickinson Drive**, a Local Historic Landmark, lengthy legal description on file, according to the Plat thereof, as recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions, alterations and sitework.

Attachments: [COA Report - SP2026-008](#)
[RR-051 SOA La Gorce Building 35 -BOA Arch Set -REV-1 OUASigned v1](#)
[11305.00 La Gorce House Survey \(2\) v1](#)
[La Gorce - BOA Results \(02192026\) v1](#)
[La Gorce House - Certificate of Appropriateness Application - signed v1](#)
[La Gorce House - Certificate of Appropriateness LOI - signed v1](#)
[Photographs v1 \(1\)](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. CITY COMMISSION ITEMS

XI. DISCUSSION ITEMS

XII. 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 at Police & Fire Headquarters, Community Meeting Room.

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, Clifford Friedman (Email: friedman@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.