

City of Coral Gables



Agenda - Final

Thursday, August 13, 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, August 13, 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 in the Police and 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. [26-1910](#) Historic Preservation Board Meeting Minutes for July 16, 2026
Attachments: [Historic Preservation Board Meeting Minutes for July 16, 2026](#)

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. [26-1890](#) **CASE FILE LHD 2026-004:** Consideration of the local historic designation of the property at **1307 Lisbon Street**, legally described as Lot 2, Block 58, 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 -- 1307 Lisbon](#)

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

2. [26-1892](#) **CASE FILE COA (SP) 2026-020:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1137 Obispo Avenue**, a Local Historic Landmark, legally described as Lots 21, Block 17, Coral Gables Section "C," according to the Plat thereof, as recorded in Plat Book 8, at page 26, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and carport and alterations to the residence and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code for the minimum east and west side setbacks of the new addition and carport.

Attachments: [COA Report - SP2026-020](#)
[Architectural Drawings_1137 Obispo Ave | Final Submission](#)
[Original Drawings_1137 Obispo Ave_v1](#)
[BOA SUBMITTAL--BOAR-26-04-1419 | Drawings](#)
[BOA Approval_1137 Obispo | Photo](#)
[COA Application_1137 Obispo Ave_v1](#)
[LOI_1137 Obispo Ave_v2_v1](#)
[Zoning Response Narrative_1137 Obispo Ave_v1](#)
[PROPOSED AND EXISTING PHOTOS_1137 Obispo Ave](#)
[Survey_1137 Obispo Ave_v1](#)

3. [26-1893](#) **CASE FILE COA (SP) 2026-023:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1116 Alberca Street**, a Local Historic Landmark, legally described as Lots 19, Block 2, Granada Place Section Amended Plat, according to the Plat thereof, as recorded in Plat Book 13, at page 51, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback for the new addition.

Attachments: [COA Report - SP2026-023](#)
[Architectural Plans-ARCHITECTURAL_v3_v1](#)
[BOA Drawings | BOA SUBMITTAL--BOAR-25-10-1278](#)
[COA APPLICATION_v1](#)
[1940s Photo | 1116 Alberca](#)
[Existing | PHOTOS_v1](#)
[Letter of Intent_v2_v1](#)
[Response Letter To Zoning Comments_v1](#)
[SURVEY_v1](#)

VIII. OLD BUSINESS**IX. NEW BUSINESS****X. CITY COMMISSION ITEMS****XI. DISCUSSION ITEMS****XII. ADJOURNMENT****NOTE**

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, 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 person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission 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 with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722