

City of Coral Gables

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



Agenda - Final

Thursday, October 16, 2025

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

The Historic Preservation Board will be holding its Regular Meeting on Thursday, October 16, 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.

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

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+16465189805,,88413827534# US (New York)

Dial by your location

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+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. 25-9920 Historic Preservation Board Meeting Minutes for September 18, 2025

Meeting minutes for September will be provided for review at the upcoming November 20, 2026 meeting.

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. [25-9916](#) **CASE FILE LHD 2025-009:** Consideration of the local historic designation of the property at **1506 Lisbon Street**, legally described as Lot 10, Block 68, 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.

Attachments: [1 LHDreport -- 1506 Lisbon](#)

2. [25-9917](#) **CASE FILE LHD 2025-008 and COA (SP) 2025-021:** for the consideration of the local historic designation of the property at **607 University Drive**, legally described as Lots 9 & 10, Block 139, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1, of the Public Records of Miami-Dade County, Florida. The applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for additions and alterations to the residence and sitework.

Attachments: [1 LHD report - 607 University Drive](#)
[COA Report - SP2025-021](#)
[Architectural Plans v1 \(2\)](#)
[COA Letter of intent scope of work 607 University DR 09-15-25 v1](#)
[BOA Subm Context Photo's 607 University v1](#)
[BOA Subm House Photo's 607 University v1](#)
[SURVEY v1](#)

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS:

1. [25-9752](#) **CASE FILE COA (SP) 2025-019:** An application for the issuance of a Special Certificate of Appropriateness for the property at **547 Alcazar Avenue**, a Contributing Resource within the “Alcazar Avenue Historic District,” legally described as Lot 24, Block 13, Section 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 application requests design approval for the enclosure of the open front porch with impact-resistant windows and doors.

Attachments: [COA SP 2025-019 Report](#)
[Letter of Intent 8-20-25_v1](#)
[Photos of existing conditions_v1](#)
[Floor Plane 6-25-25_v1](#)
[Site Plane 6-25-25_v1](#)
[Material color_v1](#)
[BOA_v1](#)

2. [25-9918](#) **CASE FILE COA (SP) 2025-012:** An application for the issuance of a Special Certificate of Appropriateness for the property at **628 Alcazar Avenue**, a Contributing Resource within the “Alcazar Avenue Historic District,” legally described as Lots 5 & 6, Block 20, 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 application requests design approval for additions and alterations to the residence and garage, and sitework.

Attachments: [628 Alcazar - Full Plan Package e-sign_v1](#)
[628 Alcazar - Letter of Intent_v1](#)
[628 Alcazar - Photographs_v1](#)
[628 Alcazar - Site Plans_v1](#)
[628 Alcazar - Survey_v1](#)
[628 Alcazar - Designation Report for the Alcazar Historic District_v1](#)
[628 Alcazar - Addendum to the Historic District Report_v1](#)
[628 Alcazar - BOA Approval \(Stamp Sheet\)_v1](#)
[628 Alcazar - COA Application_v1](#)

3. [25-9919](#) **CASE FILE COA (SP) 2025-022**: An application for the issuance of a Special Certificate of Appropriateness for the property at **5005 Hammock Park Drive**, a Local Historic Landmark, legally described as Lot 4, Block 1, Hammock Park, according to the Plat thereof, as recorded in Plat Book 71, at Page 43 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 16 of the Coral Gables Zoning Code to increase the size of the gazebo from 300 square feet to 450 square feet.

Attachments: [COA Report - SP2025-022](#)
 [Architecture Set 092425_v1](#)
 [Letter of Intent 092425_v1](#)
 [Color Photos Included in Architecture Set_v1](#)
 [Certificate of Appropriateness_v1 \(15\)](#)
 [Survey included in Architecture Set_v1 \(1\)](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. CITY COMMISSION ITEMS

XI. DISCUSSION ITEMS

1. Update regarding 1021 Hardee Road
2. 2026 Meeting Dates

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 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.