

# City of Coral Gables



## Agenda - Final

Thursday, May 21, 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, May 21, 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/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. [26-1472](#) Historic Preservation Board Meeting Minutes for March 12, 2026  
**REVISED**

Attachments: [HPB Minutes March 12, 2026 Legistar REVISED](#)

2. [26-1622](#) Historic Preservation Board Meeting Minutes for April 23, 2026

Attachments: [HPB Minutes for April 23, 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. [26-1465](#) **CASE FILE LHD 2026-01**: Consideration of the local historic designation of the property at **1315 Genoa Street**, legally described as Lot 10, Block 37, 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 -- 1315 Genoa](#)

**At the request of the owner, this item has been deferred.**

2. [26-1575](#) **CASE FILE LHD 2025-004 and COA (SP) 2026-019**: Consideration of the local historic designation of the property at **2716 Granada Boulevard**, legally described as Lots 12 & 13, Block 15, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102 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, alterations to the residence and sitework.

**Attachments:** [1 LHD 2025-04 -- 2716 Granada -- May 2026](#)

[COA Report - SP2026-019](#)

[2716 Granada Letter of Intent v1 \(1\)](#)

[2716 PHOTOS v1](#)

[ARCHITECTURAL PLANS v1 \(7\)](#)

[BOA APPROVAL v1 \(1\)](#)

[COApp-appropriateness-August2021-FILLABLE-FORM-CH\\_v1](#)

[SURVEY v1 \(4\)](#)

**VII. SPECIAL CERTIFICATES OF APPROPRIATENESS**

1. [26-1467](#) **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, 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 REVISED](#)  
[Letter of Intent - 031926](#)  
[547 Alcazar Permitting 031926](#)  
[Right Elevation \(1\) 031926](#)  
[Front-Left Elevation 031926](#)  
[Left Elevation 031926](#)  
[COA SP 2025-019 Report](#)  
[BOA\\_v1](#)  
[Certificate of Appropriateness\\_v1](#)  
[Floor Plane 6-25-25\\_v1](#)  
[Letter of Intent 8-20-25\\_v1](#)  
[Material color\\_v1](#)  
[Photos of existing conditions\\_v1](#)  
[Site Plane 6-25-25\\_v1](#)

**At the request of the owner, this item has been deferred to the June 18, 2026 meeting.**

2. [26-1576](#) **CASE FILE COA (SP) 2025-017 CONTINUED:** An application for the issuance of a Special Certificate of Appropriateness for the property at **415 Aragon Avenue**, a Local Historic Landmark, legally described as Lot 16 & W1/2 Lot 15, Block 7, 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 approval of variances from Article 2 Section 2-101 D (4) (b) for the side setback of the existing detached garage and the side setback of the new addition.
- Attachments:** [COA Report - SP2025-017 CONTINUED](#)  
[Architectural Plans\\_v1 \(6\)](#)  
[BOA Approval Document\\_v1](#)  
[Certificate of Appropriateness\\_v1](#)  
[Letter of Intent\\_v1](#)  
[Photographs\\_v1](#)  
[Response to Comments\\_v1](#)  
[Survey\\_v1 \(3\)](#)
3. [26-1579](#) **CASE FILE COA (SP) 2026-016:** An application for the issuance of a Special Certificate of Appropriateness for the property at **4400 Palmarito Street**, a Contributing Resource within the “Italian Village,” legally described as Lots 7 thru 9, Block 12, Coral Gables Riviera Section Part 1, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 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) (b) for the side setback of the garage addition, and from Article 2, Section 2-101 D (4) (c) the rear setback of the two-story garage addition and one-story covered terrace
- Attachments:** [4400 Palmarito Letter of Intent V2 050426](#)  
[4400 Palmarito Letter of Intent\\_v1 \(1\)](#)  
[6677-Z - 4400 PALMARITO ST - ARCHITECTURAL SET\\_v1](#)  
[BOA APPROVAL\\_v1](#)  
[COA 4400 Palmarito\\_v1](#)  
[EXISTING PHOTOS\\_v1](#)  
[SURVEY\\_v1 \(2\)](#)
4. [26-1578](#) **CASE FILE COA (SP) 2026-017:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1008 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic

District,” legally described as Lot 9 & North 45'-0" Lot 10, Block 4, 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 additions and alterations to the residence and sitework

**Attachments:** [COA Report - SP2026-017](#)  
[Architectural Plans\\_v1](#)  
[Letter of Intent, Scope of Work and Architectural Style1008 Alhambra Cir\\_v1](#)  
[Pictures of Property\\_v1](#)  
[SURVEY\\_v1](#)  
[IMG\\_9089](#)  
[IMG\\_9083](#)  
[IMG\\_9096](#)  
[IMG\\_9104](#)  
[IMG\\_9113](#)  
[IMG\\_9145](#)  
[5411 - 1008 ALHAMBRA -](#)  
[Jim Cason - May 14, 2026](#)  
[Pedro Ortega - May 14, 2026](#)

**VIII. CITY COMMISSION ITEMS****IX. DISCUSSION ITEMS****X. 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](mailto: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.*