

City of Coral Gables

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



Agenda - Final

Thursday, December 18, 2025

4:00 PM

City Hall, Commission Chambers

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, December 18, 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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+1 312 626 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. [25-1183](#) Historic Preservation Board Meeting Minutes for November 20, 2025
Attachments: [Historic Preservation Board Meeting Minutes for November 20, 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. [25-1168](#) **CASE FILE LHD 2025-013:** Consideration of the local historic designation of the building currently on the University of Miami Main Campus located at **1211 Dickinson Drive** referred to as “**Eaton Residential College**,” lengthy legal description on file, as recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida.

Attachments: [Eaton Residential College Designation Report](#)
[EatonCollege1](#)
[Application for Appeal - 1211 Dickinson Drive - UM](#)
[11-30-2025 - Memo to HPB from Mihaly Lenart - EatonCollege1](#)
[EXAMPLE - 247 Malaga Avenue LHD Report](#)
[HISTORIC SIGNIFICANCE DETERMINATION LETTER L1 – 1211 Dickinson D](#)
[Historic Significance Request Form for 1211 Dickinson Drive](#)
[Brett Gillis Bio](#)
[Eaton Hall Appeal Rebuttal 12-12-25](#)
[Motion to Dismiss Appeal Transmision Final](#)
[HISTORIC SIGNIFICANCE DETERMINATION LETTER L1 - 1211 Dickinson Dr](#)
[Ossman CV](#)
[Rabinowitz CV](#)
[JLH Resume](#)
[McClane CV](#)

2. [25-1170](#) **CASE FILE LHD 2025-012:** Consideration of the local historic designation of the property at **513 Navarre Avenue**, legally described as Lot 16, Block 15, 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 -- 513 Navarre](#)
[HISTORIC SIGNIFICANCE DETERMINATION LETTER L1 – 513 Navarre Ave](#)

3. [25-1171](#) **CASE FILE LHD 2025-010 and COA (SP) 2025-026:** Consideration of the local historic designation of the property at **826 Ortega Avenue**, legally described as Lot 5 & W25FT Lot 6, Block 7, 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. 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. Variances have also been requested from Article 2, Section 2-101 D (4 & 5) of the Coral Gables Zoning Code for the front and side setback, Article 13, Section 13-303 of the Coral Gables Zoning Code for enlarging a non-conforming structure, and Article 2, Section 2-101 D (6) a. of the Coral Gables Zoning Code for the minimum separation between the primary residence and the pool and gazebo.

Attachments: [1 LHDreport -- 826 Ortega](#)
[COA Report - SP2025-026](#)
[23-715 Boundary Survey v1](#)
[Arch Set Vich Residence 2025-11-09 DS v1](#)
[CORAL GABLES LETTER OF INTENT-VARIANCE \(11-25-2025\)](#)
[Pictures of the Property v1](#)

4. [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 the issuance of an Accelerated Special Certificate of Appropriateness and design approval requesting approval to unify two adjacent single-family properties into one parcel, 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, Article 2 Section 2-101 D (4) for the side and rear setback, Article 6, and Section 6-105 for the reduction of the landscape open space area.

Attachments: [1 LHD report - 2509 Indian Mound](#)
[COA Report - SP2025-027](#)
[2509 and 2515 Indian Mound COA Application_v1](#)
[2509 and 2515 Indian Mound Trail Neighbor support letters_v1](#)
[Amended COA variance LOI_v1](#)
[BOA Approval Email_v1](#)
[COA Subm Presentation 2509-2515 Indian Mound_v1](#)
[Property Photos_v1 \(1\)](#)
[Site Diagrams](#)
[Survey_v1 \(48\)](#)
[Photos 12-11-25](#)

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [25-1100](#) **CASE FILE COA (SP) 2025-025:** An application for the issuance of a Special Certificate of Appropriateness for the Granada Golf Course, located at **2001 Granada Boulevard**, a Contributing Resource within the “Country Club of Coral Gables Historic District.” A lengthy legal description is on file with the City of Coral Gables Historical Resources and Cultural Arts Department. The application requests design approval for the construction of new golf course rain shelters.

Attachments: [COA Report - SP2025-025](#)
[25025 Granada Golf Shelters CoA Architectural Dwgs](#)
[2025 Granada Shelters Design Meeting Presentation](#)
[BOA City Architect Comments](#)
[CoA Granada Rain Shelter Letter of Intent](#)
[CoA Granada Rain Shelters PPT Presentation](#)
[CoA Granada Rain Shelters Site Photos](#)
[CoA Granada Rain Shelters Surveys](#)
[COApp-appropriateness-August2021-FILLABLE-FORM-CH](#)
[COApp-appropriateness-Gran Shelters 2025](#)

2. [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 - December](#)
[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](#)

3. [25-1102](#) **CASE FILE COA (SP) 2025-024:** An application for the issuance of a Special Certificate of Appropriateness for the property at **4200 Granada Boulevard**, a Local Historic Landmark, legally described as Lots 10 & 11, Block 99, Coral Gables Country Club Section Part Five, 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, alterations and sitework.

Attachments: [COA Report - SP2025-024](#)
[ARCHITECTURAL PLANS v1 \(42\)](#)
[CERTIFICATE OF APPROPRIATENESS v1 \(2\)](#)
[PROPERTY PICTURES v1](#)
[LETTER OF INTENT v1 \(29\)](#)
[NO OBJECTION LETTER v1 \(1\)](#)
[SURVEY v1 \(46\)](#)

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ITEMS FROM THE SECRETARY

1. [25-1184](#) Historic Preservation Board 2026 Meeting Dates

Attachments: [Historic Preservation Board Meeting Dates 2026](#)

XI. CITY COMMISSION ITEMS

XII. DISCUSSION ITEMS

XIII. 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.