

City of Coral Gables

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



Agenda - Final

Thursday, September 18, 2025

4:00 PM

City Hall, Commission Chambers

Historic Preservation Board

The Historic Preservation Board will be holding its Regular Meeting on Thursday, September 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

+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. [25-9771](#) Historic Preservation Board Meeting Minutes for July 10, 2025 - AMENDED

Attachments: [Historic Preservation Board Meeting Minutes for July 10, 2025 - AMENDED FIN](#)

2. [25-9773](#) Historic Preservation Board Meeting Minutes for August 14, 2025

Attachments: [Historic Preservation Board Meeting Minutes for August 14, 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. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [25-9138](#) **CASE FILE COA (SP) 2025-013:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1210 Sevilla Avenue**, a Local Historic Landmark, legally described as Lot 12, Block 8, Coral Gables Country Club Section Part One, according to the Plat thereof, as recorded in Plat Book 8, at Page 108, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition to the residence.

Attachments: [L2 - Deferral from HPB](#)
[1210 BOA set updated 08-06-25](#)
[COA SP 2025-013 Report](#)
[1 Report -- LHD 2019-001 with cottage -- 1210 Sevilla](#)
[1210 Sevilla Ave HPB v1](#)
[1210 SEVILLA SURVEY v1](#)
[HPB-LOI-01_v1](#)
[20230602_102954_v1](#)
[20230602_103009_v1](#)
[20230602_103012_v1](#)
[20230602_103030_v1](#)
[20230602_102646_v1](#)
[20230602_102700_v1](#)
[20230602_102710_v1](#)
[20230602_102720_v1](#)
[20230602_102733_v1](#)
[20230602_102745_v1](#)
[20230602_102800_v1](#)
[20230602_102819_v1](#)
[20230602_102836_v1](#)
[20230602_102837_v1](#)
[20230602_102900_v1](#)
[20230602_102909_v1](#)
[20230602_102915_v1](#)
[20230602_102931_v1](#)
[20230602_102942_v1](#)

2. [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](#)

3. [25-9753](#) **CASE FILE COA (SP) 2025-020:** An application for the issuance of a Special Certificate of Appropriateness for the property at **721 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 14, Block 24, 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 installation of an S-tile roof.

Attachments: [COA SP2025-020 - Report](#)
[COApp-appropriateness-August2021-FILLABLE-FORM-CH_v1 \(2\)](#)
[HVHZ APPLICATION_v1](#)
[Letter of Intent_v1 \(25\)](#)
[PHOTO_v1 \(3\)](#)
[TILE COLOR_v1](#)

4. [25-9137](#) **CASE FILE COA (SP) 2025-017:** 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, Section Coral Gables Section B, according to the Plat thereof, as recorded in Plat Book 5, at Page 11, of the Public Records of Miami-Dade County, Florida. The application requests design approval to correct work without a permit with additions and alterations to the residence and detached garage, and sitework.

Attachments: [COA Report - SP2025-017 REVISED](#)
[1 LHD 2023-11 -- 415 Aragon Ave Feb 2024](#)
[IMG_3975](#)
[IMG_3424](#)
[IMG_3433](#)
[IMG_3436](#)
[IMG_3533](#)
[IMG_3538](#)
[Architecture Plans_v1](#)
[Letters of Intent_v1](#)
[Photographs_v1](#)
[Survey_v1](#)
[COA Report - SP2025-017](#)

5. [25-9508](#) **CASE FILE COA (SP) 2024-027:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1258 Obispo Avenue**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lots 1 and 2, Block 3, 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 the demolition of the existing residence. The applicant is claiming economic hardship.

Attachments: [COA SP 2024-027 Report](#)
[Section 8-115. Undue economic hardship](#)
[R-2023-43 - Signed \(3\)](#)
[Miami Dade Property Appraiser 091025](#)
[LFinal SP2022-034](#)
[COA SP 2022-034 Report 1258 Obispo Ave](#)
[Assessing Economic Hardship article](#)
[1258 Obispo Ave - Zillow Listing History 091025](#)
[1258 Obispo Ave, Zillow Listing 102024](#)
[1258 Obispo Letter of Intent](#)
[Guerra Group Appraisal Report - 03202023](#)
[Cruz Appraisal 1258 Obispo Appraisal - 03202023](#)
[Guerra Group Appraisal 051420224](#)
[Structural Inspection 1258 OBISPO AVE - 12032021](#)
[Cruz Appraisal 1258 Obispo Appraisal - 03202023](#)
[Guerra Group Appraisal 051420224](#)
[Guerra Group Appraisal Report - 1258 Obispo Avenue - 03202023](#)
[Affidavit by Applicant 09122025](#)
[Re 1258 Obispo Affidavit 09122025](#)
[Structural Inspection 1258 OBISPO AVE](#)
[COA Report - SP2019-018](#)
[Property Assessor Assessment v1 \(2\)](#)
[Mortgage Payments v1 \(1\)](#)
[2022 Taxes](#)
[2021 Taxes](#)
[1258 Sale-Previous Owner](#)
[EXECUTED SELLERS DOCUMENTS v1 \(1\)](#)
[Historical Structural Form 1](#)
[Historical Form](#)
[1258 Repair Cost Sheet numbers](#)
[Roofing Bid](#)
[Atlas Structural Bid](#)
[Kitchen Bath Bid](#)
[Stucco Drywall Paint Bid](#)
[Wood Flooring](#)
[1258 Septic Tank](#)
[1258 Windows](#)
[A_C](#)
[Electrical Bid](#)
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[Photo Mar 11 2025, 7 01 37 AM \(1\)](#)

[Photo Mar 11 2025, 7 01 37 AM \(2\)](#)

[Photo Mar 11 2025, 7 01 37 AM \(3\)](#)

[Photo Mar 11 2025, 7 01 37 AM \(5\) \(1\)](#)

[Photo Mar 11 2025, 7 01 37 AM \(4\)](#)

[Photo Mar 11 2025, 7 01 37 AM \(5\)](#)

[Photo Mar 11 2025, 7 01 37 AM](#)

[Photo Mar 11 2025, 7 01 37 AM \(6\)](#)

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. CITY COMMISSION ITEMS

X. DISCUSSION ITEMS

XI. 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.