

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Agenda - Final Revised

Thursday, April 23, 2026

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, April 23, 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 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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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/j/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

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

**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.

**This item will be deferred to the May 21, 2026 meeting.**

**VII. SPECIAL CERTIFICATES OF APPROPRIATENESS**

1. [26-1466](#) **CASE FILE COA(SP)2026-005:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1144 Milan Avenue**, a Local Historic Landmark, legally described as Lot 3 & East 10 feet of Lot 2, Block 26, 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. The application requests to demolish the original detached garage and design approval for additions and alterations and sitework.

**Attachments:** [COA Report - SP2026-005](#)  
[ARCHITECTURAL PLANS\\_v1](#)  
[LETTER OF INTENT\\_v1](#)  
[CERTIFICATE OF APPROPRIATENESS - SIGNED\\_v1](#)  
[1144-Arborists-Report](#)  
[PHOTO FRONT 1\\_v1](#)  
[PHOTO FRONT 2\\_v1](#)  
[PHOTO FRONT 3\\_v1](#)  
[PHOTO LEFT 2\\_v1](#)  
[PHOTO LEFT\\_v1](#)  
[PHOTO RIGHT\\_v1](#)  
[PHOTO RIGHT 2\\_v1](#)  
[BOAR-24-06-0885\\_v1](#)  
[SP-1.0\\_v1](#)  
[SP-1.1\\_v1](#)  
[DETACHED GARAGE 2\\_v1](#)  
[Local Historic Landmark Letter\\_v1](#)  
[Response to comments- VALLADARES 11-24-25\\_v1](#)  
[SURVEY\\_v1](#)

2. [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](#)

3. [26-1468](#) **CASE FILE COA(SP)2026-010:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1139 Venetia Avenue**, a Local Historic Landmark, legally described as Lot 5, Block 36, 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. The application requests design approval for additions, alterations and sitework. Variance have also been requested from Article 2 Section 2-101 D (10) c. of the Coral Gables Zoning Code to allow for a driveway that does not provide access to a garage and/or carport and Article 2 Section 2-101 D (6) a. to allow three feet (3'-0") separation between the main building and accessory structure where five feet (5'-0") is required.

**Attachments:** [COA Report - SP2026-010](#)  
[ARCHITECTURAL PLANS\\_v1 \(65\)](#)  
[1139 Venetia Ave\\_Certificate of Appropriateness Application\\_v1](#)  
[Letter of Intent 1139 Venetia Ave\\_v1 \(1\)](#)  
[#1456 - 1139 VENETIA AVE](#)  
[NPH - April 2026 - 1139 Venetia](#)  
[1139 Venetia\\_front\\_v1](#)  
[Neighborhood context for variance\\_v1 \(1\)](#)  
[25-931 Sur. #1139\\_v1](#)  
[BOA Approval\\_v1](#)

4. [26-1469](#) **CASE FILE COA(SP)2026-011:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1233 Anastasia Avenue**, a Local Historic Landmark, legally described as Lot 20 and Lot 21 less than N 38.57 Feet, Block 10, Coral Gables Country Club Section 1, 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 additions, alterations and sitework. Variances have also been requested from Article 13, Section 13-303 of the Coral Gables Zoning Code to allow to expand an existing non-conforming structure and Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code for the minimum interior side setback of the new addition.

**Attachments:** [COA Report - SP2026-011](#)  
[ARCHITECTURAL PLANS-3-25-2026\\_v1](#)  
[LETTER OF INTENT - UPDATED\\_v1](#)  
[ZONING RESPONSE LETTER-3-25-2026\\_v1](#)  
[BOARD OF ARCHITECS RECOMMENDATIONS\\_v1](#)  
[STREETSCAPE\\_v1](#)  
[SURVEY\\_v1\(1\)](#)  
[COA APPLICATION\\_v1](#)  
[Pic - 1233 Anastasia\\_v1](#)

5. [26-1470](#) **CASE FILE COA (SP) 2026-012:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1015 Sevilla Avenue**, a Contributing Resource within the “Coral Rock Residences Thematic District,” legally described as Lots 14 & 15, Block 14, 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 application requests design approval for the demolition of an existing auxiliary structure, the construction of a new detached garage, 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 porch at the new detached garage structure.

**Attachments:** [COA Report - SP2026-012](#)  
[ACS 59698 SURVEY 11 X 17 Signed\\_v1](#)  
[1015 Sevilla - letter of intent\\_v1](#)  
[1015 Sevilla REV 04-01-26\\_v1](#)  
[Archived - 1015 SEVILLA AVE -Breezeway](#)  
[50 - 1015 SEVILLA -](#)  
[7845 - 1015 SEVILLA -](#)  
[8729 - 1015 SEVILLA -](#)  
[9204 - 1015 SEVILLA -](#)  
[Photo 1](#)  
[Photo 2](#)  
[Photo 3](#)  
[Photo 4](#)  
[Photo 5](#)  
[Photo 6](#)

6. [26-1471](#) **CASE FILE COA (SP) 2026-013:** An application for the issuance of a Special Certificate of Appropriateness for the property at **826 Medina Avenue**, a Local Historic Landmark, legally described as Lot 5, Block 4, 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 application requests design approval for the demolition of a wood-frame auxiliary structure, an addition and alterations to the residence, and sitework. A variance has also been requested from Article 8, Section 8-203 C (1) of the Coral Gables Zoning Code for the elimination of off-street covered parking.

Attachments: [COA Report - SP2026-013](#)

[826 Medina - letter of intent 9-11-25\\_v1](#)

[240985 MANUEL A.MELENDZ 826 MEDINA AVENUE CORAL GABLES SUR](#)

[826 MEDINA - Detached Structure Remodeling HISTORIC 02042026\\_v1](#)

## VIII. OLD BUSINESS

1. National Historic Preservation Month presentation to the City of Coral Gables Commission on May 5, 2026.

## IX. NEW BUSINESS

## X. CITY COMMISSION ITEMS

## XI. DISCUSSION ITEMS

## 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](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.*