

City of Coral Gables

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



Agenda - Final

Thursday, January 15, 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, January 15, 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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+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/kbrgrlLN6G> / 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. [26-1017](#) Historic Preservation Board Meeting Minutes for December 18, 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

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

2. [25-1101](#) **CASE FILE COA (SP0 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. [26-1013](#) **CASE FILE COA (SP) 2025-001:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1341 Obispo Avenue**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lot 31, Block 18, 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 additions and alterations and sitework. A variance has also been requested from Section 10-103 B (4) b. of the Coral Gables Zoning Code for the minimum driveway and paving setback.

This item will be deferred to the February 12, 2026 Historic Preservation Board meeting.

4. [26-1014](#) **CASE FILE COA (SP) 2026-001:** An application for the issuance of a Special Certificate of Appropriateness for the property at **814 Santiago Street**, a Contributing Resource within the “Santiago Street Historic District,” legally described as South ½ Lot 6 & All of Lots 7 & 8, Block 2, Mariana Place, according to the Plat thereof, as recorded in Plat Book 9, at Page 111, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations and sitework. A variance has also been requested from Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback.

Attachments: [COA Report - SP2026-001](#)
[814 SANTIAGO - Historic COA - Rev3 \(REVISED\)](#)
[814 Santiago - BOA Decision v1](#)
[814 Santiago - COA Application v1](#)
[2421 Santiago - Letter of Intent V2 v1 \(1\)](#)
[814 Santiago - Survey v1](#)

5. [26-1015](#) **CASE FILE COA (SP) 2026-002:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1116 Obispo Avenue**, a Contributing Resource within the “Obispo Avenue Historic District,” legally described as Lot 8 & East ½ Lot 7 & Lot 9, Block 16, 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 and sitework.

Attachments: [COA Report - SP2026-002](#)
[1116 Obispo Ave HISTORIC SUBMITTAL](#)
[HISTORICAL LETTER OF INTENT 1116 obispo_v1](#)
[1116 Photos_v1](#)
[BOA Approval Screenshot_v1](#)
[COA 1116 Obispo Avenue_v1](#)
[Survey Site Plan 1116 Obispo_v1](#)

6. [26-1016](#) **CASE FILE COA (SP) 2026-003:** An application for the issuance of a Special Certificate of Appropriateness for the property at **2039 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 1, Block 14, 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 additions and alterations and sitework.

Attachments: [COA Report - SP2026-003](#)
[Architectural Plans 2039 Alhambra_v1 \(1\)](#)
[LETTER OF INTENT_v1 \(32\)](#)
[Photos 2039 Alhambra pictures_v1](#)
[Certificate of Appropriateness 2039 Alhambra_v1](#)
[BOA Approval_v1 \(1\)](#)
[BOUNDARY SURVEY and TREE Survey 2039 Alhamnra_v1](#)

VIII. OLD BUSINESS

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, 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.