

NOTICE OF PUBLIC HEARING

All interested persons are hereby notified that the Historic Preservation Board of the City of Coral Gables, Florida, will conduct the following public hearing at a regular meeting scheduled for **Thursday, October 15, 2026**, at the **Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida**. The public hearing will begin at 4:00 p.m. to consider the following matters:

AD VALOREM TAX RELIEF:

CASE FILE AV 2024-002: An application requesting ad valorem tax relief for the property at **4100 Monserrate Street**, a Local Historic Landmark, legally described as Lot 4 & the South 15 Feet of Lot 3, Block 1, Coral Gables Riviera Section Part One Revised, according to the Plat thereof, as recorded in Plat Book 28, at Page 31, of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (SP) 2022-010 was granted design approval by the Historic Preservation Board on May 18, 2022.

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2026-06 and CASE FILE COA (SP) 2026-026: Consideration of the local historic designation of the property at **605 Navarre Avenue**, legally described as Lot 15, Block 17, 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 applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for the demolition and construction of existing garage with extended square footage, alterations to the residence, and sitework. Variances have been requested from Article 2, Section 2-101 D (4) and Article 13, Section 13-303 for the side setback of the new garage and acceptance of the new nonconformance garage.

CASE FILE LHD 2026-007 and COA (SP) 2026-027: Consideration of the local historic designation of the property at **825 Almeria Avenue**, legally described as Lot 17, Block 4, 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 and alterations to the residence and detached auxiliary structure. Variances have also been requested from Article 8, Section 8-203 C (1) and Article 2, Section 2-101 D (10) c of the Coral Gables Zoning Code for the elimination of off-street covered parking.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2026-025: An application for the issuance of a Special Certificate of Appropriateness for the property at **1721 Columbus Boulevard**, a Contributing Resource within the "Obispo Avenue Historic District," legally described as Lots 24, Block 17, 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 demolition of the existing one-story residence and design approval for new construction of a two-story residence and detached garage.

CASE FILE COA (SP) 2026-028: An application for the issuance of a Special Certificate of Appropriateness for the property at **3903 Granada Boulevard**, a Local Historic Landmark, legally described as Lots 18 & 19, Block 46, Coral Gables Country Club Section Three, according to the Plat thereof, as recorded in Plat Book 10, at Page 52, of the Public Records of Miami-Dade County, Florida. The application requests design approval for alterations to the residence. Variances have also been requested from Article 8, Section 8-202 (B) (4) of the Coral Gables Zoning Code for maximum frontage for a Coral Gables Cottage and Article 8, Section 8-203 C (1) and Article 2, Section 2-101 D (10) c of the Coral Gables Zoning Code for the elimination of off-street covered parking.

CASE FILE COA (SP) 2026-030: An application for the issuance of a Special Certificate of Appropriateness for the property at **711 University**, a Local Historic Landmark, legally described as Lot 11 & S1/2 of Lot 10, Block 137 of “Coral Gables Country Club Sec 6”, according to the Plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida. The application requests a new two-story addition, alterations to the residence, and sitework.

CASE FILE COA (SP) 2026-030: An application for the issuance of a Special Certificate of Appropriateness for the property at **1305 Alhambra Circle**, a Contributing Resource within the “Alhambra circle Historic District,” legally described as Lot 21& 22, Block 17 of “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 demolition of the existing one-story detached garage and design approval for alterations to the residence, a new two-story addition with detached garage and sitework. Variances have been requested from Article 2, Section 2-101(D)(4)(c) for the rear setback of the new detached garage.

CASE FILE COA (SP) 2026-031: An application for the issuance of a Special Certificate of Appropriateness for the property at **907 Alhambra Circle**, a Contributing Resource within the “Alhambra circle Historic District,” legally described as Lot 2& 3, Block 37 of “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 alterations to the residence, a new two-story addition to the existing detached garage and sitework. Variances have been requested from Article 2, Section 2-101 D (4) c. for the rear setback of the two-story garage, Article 3, Section 3-302 and Article 10, Section 10-102 A (4) a. to allow for a garage that does not meet the minimum required dimensions, and Article 13, Section 13-303 to relocate the garage door of an existing non-conforming structure.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Historic Preservation Board has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in. The meeting can be accessed via the following link: <https://us06web.zoom.us/j/88413827534>

Interested persons may express their views at the hearing or file them in writing with the undersigned on or before the date of the Historic Preservation Board meeting. Further information on the above hearing matters is available in the office of the Coral Gables Historical Resources & Cultural Arts Department, 2327 Salzedo Street, 2nd Floor, Coral Gables, Florida 33134.



THE CITY OF CORAL GABLES
HISTORIC PRESERVATION BOARD
ANNA PERNAS
HISTORIC PRESERVATION OFFICER

NOTE: Any person, who acts as a lobbyist pursuant to the City of Coral Gables, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. Any aggrieved party may appeal any decision of the Historic Preservation Board to the City Commission by filing a written Notice of Appeal and the applicable appeal fee with the City Clerk within ten (10) days from the date of the decision. The notice shall concisely set forth the decision appealed and the grounds for the appeal. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, the aggrieved party will need a record of the proceedings. For such purpose the aggrieved party may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Any person requiring special accommodations for participation in the meeting because of a disability should call Clifford Friedman, Director of Labor Relations and Risk Management, at (305) 722-8686 no less than five (5) working days prior to the meeting.