

# City of Coral Gables

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



## Agenda - Final

Thursday, February 12, 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, February 12, 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

+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/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. [26-1017](#) Historic Preservation Board Meeting Minutes for December 18, 2025

**Attachments:** [HPB Meeting Minutes for December 18, 2025 Legistar FINAL](#)

- [26-1172](#) 1258 Obispo Avenue - Resolution 2025 - 471

**Attachments:** [Resolution 2025-471 Signed 1258 Obispo Avenue](#)

2. [26-1176](#) Historic Preservation Board Meeting Minutes for January 15, 2026

**Attachments:** [HPB Meeting Minutes for January 15, 2026](#)

**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*

**SPECIAL CERTIFICATES OF APPROPRIATENESS**

1. [26-1170](#) **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.

**Attachments:** [COA Report - SP2025-001](#)  
[ARCHITECTURAL PLANS\\_v1](#)  
[LETTER OF INTENT\\_v1](#)  
[PICTURES\\_v1](#)  
[SURVEY\\_v1](#)  
[BOARD RECOMENDATION LETTER\\_v1](#)  
[Harry Cook 1341 Obispo Fishbaugh \(CG\)](#)

**VI. OLD BUSINESS****VII. NEW BUSINESS****VIII. CITY COMMISSION ITEMS****IX. DISCUSSION ITEMS**

1. [26-1175](#) A request from the Manley family to place a state of Florida historic marker for Marion Manley at the University of Miami and approval of marker text.

**Attachments:** [Marion Manley Slide Presentation for City of Coral Gables Agenda\[1\]](#)  
[Manley Text](#)

**X. 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.*