

City of Coral Gables

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



Meeting Minutes

Thursday, November 20, 2025

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, November 20, 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

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Find your local number: <https://us06web.zoom.us/u/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.

Present: 8 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Ebbert, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

Excused: 1 - Board Member Silva

I. CALL TO ORDER

This meeting was called to order at 4:06 PM.

II. ROLL CALL**III. APPROVAL OF THE MINUTES**

1. [25-9920](#) Historic Preservation Board Meeting Minutes for September 18, 2025

A motion was made by Board member Garcia-Pons, seconded by Board member Rolando, to approve the minutes for the September 18, 2025, Historic Preservation Board meeting. This motion passed by the following vote:

Yeas: 8 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Ebbert, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

Excused: 1 - Board Member Silva

2. [25-1070](#) Historic Preservation Board Meeting Minutes for October 16, 2025

A motion was made by Board member Garcia-Pons, seconded by Board member Ebbert, to approve the minutes for the October 16, 2025, Historic Preservation Board meeting. This motion passed by the following vote:

Yeas: 8 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Ebbert, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

Excused: 1 - Board Member Silva

IV. CHANGES TO THE AGENDA

1. All previously listed agenda items have been deferred to the December 18, 2025 meeting.

V. DISCUSSION ITEMS

1. Update and presentation of the restoration plan for City Hall.

On Behalf of the Presentation:

Richard J. Heisenbottle, RJ Heisenbottle Architects

Ricardo Lopez, RJ Heisenbottle Architects

RJ Heisenbottle Architects has completed the assessment of City Hall and presented their findings to the Historic Preservation Board.

2. Update on 1129 Sevilla Avenue.

Permits have been issued for this property. They will begin doing structural repairs to get the building watertight while they work on redevelopment plans. the city is monitoring this property very closely

3. Board member Garcia-Pons mentioned that the University of Miami School of Architecture had a celebration where they issued Centennial Medals to approximately 100 graduates. Medal recipients on the board: Alex Silva, Ana Alvarez, Dona Spain, Kara Kautz and Cesar Garcia-Pons.

IV. ADJOURNMENT

The meeting was adjourned at 5:15pm.