

City of Coral Gables

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



Meeting Minutes

Thursday, December 18, 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, December 18, 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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Meeting ID: 884 1382 7534

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.

I. CALL TO ORDER

This meeting was called to order at 4:07 pm.

II. ROLL CALL

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

Excused: 1 - Vice Chairperson Cuervo Dunaj

III. APPROVAL OF THE MINUTES

1. [25-1183](#) Historic Preservation Board Meeting Minutes for November 20, 2025

A motion was made by Board member Garcia-Pons, seconded by Board member Ebbert, to approve as amended the minutes for the November 20, 2025, Historic Preservation Board meeting. This motion passed by the following vote:

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

Excused: 1 - Vice Chairperson Cuervo Dunaj

IV. CHANGES TO THE AGENDA

1. **Item 25-1172 - CASE FILE LHD 2025-011 and COA (SP) 2025-027 - Deferred to the February 12, 2026, Historic Preservation Board Meeting.**
2. **Item 25-1101 - CASE FILE COA (SP) 2025-023 - Deferred to the January 15, 2026, Historic Preservation Board meeting.**

V. PUBLIC HEARING

VI. LOCAL HISTORIC DESIGNATIONS

- 1. [25-1168](#) **CASE FILE LHD 2025-013:** Consideration of the local historic designation of the building currently on the University of Miami Main Campus located at **1211 Dickinson Drive** referred to as **“Eaton Residential College,”** lengthy legal description on file, as recorded in Plat Book 46, at Page 81, of the Public Records of Miami-Dade County, Florida.

On Behalf of the Appeal:
Bonnie Bolton
Jean-Francois LeJeune, Professor - University of Miami
Brett Gillis, Historian (via Zoom)

On Behalf of the Application:
Jeffrey Bass, Bass Law
Jorge Hernandez, JLH Architects
Ricardo Herran, University of Miami

Letters of Support for Designation Received:
Meg Lousteau, Miami Design Preservation League
Karelia Carbonell, Historic Preservation Association of Coral Gables

A motion was made by Board member Garcia-Pons, seconded by Board member Rolando, to deny the application for historical designation for the property located at 1211 Dickinson Drive referred to as Eaton Residential College, based on the substantial competent evidence as presented today by the appellant and the University. This motion passed by the following vote:

- Yeas:** 5 - Board Member Silva, Board Member Ebbert, Board Member Schild, Board Member "Peggy" Rolando and Board Member Garcia-Pons
- Nays:** 3 - Board Member Spain, Board Member Alvarez and Chairperson Maxwell

Excused: 1 - Vice Chairperson Cuervo Dunaj

- **6:12pm Meeting Break**
- **6:27pm Meeting Resumes**

2. [25-1170](#) **CASE FILE LHD 2025-012:** Consideration of the local historic designation of the property at **513 Navarre Avenue**, legally described as Lot 16, Block 15, 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.

Ms. Guin read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:
Christina Conde

Letters of Support Received:
Karelia Carbonell, Historic Preservation Association of Coral Gables

A motion was made by Board member Rolando, seconded by Board member Ebbert, to approve the local historic designation of the property located at 513 Navarre Avenue, based upon the report submitted by staff. This motion passed by the following vote:

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

Excused: 1 - Vice Chairperson Cuervo Dunaj

3. [25-1171](#) **CASE FILE LHD 2025-010 and COA (SP) 2025-026:** Consideration of the local historic designation of the property at **826 Ortega Avenue**, legally described as Lot 5 & W25FT Lot 6, Block 7, 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 applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (4 & 5) of the Coral Gables Zoning Code for the front and side setback, Article 13, Section 13-303 of the Coral Gables Zoning Code for enlarging a non-conforming structure, and Article 2, Section 2-101 D (6) a. of the Coral Gables Zoning Code for the minimum separation between the primary residence and the pool and gazebo.

Ms. Guin read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:
Dayron Garcia, Torre Companies
Virginia Vich

Letters Received in Support:
Karelia Carbonell, Historic Preservation Association of Coral Gables

A motion was made by Board member Silva, seconded by Board member Ebbert, to approve the design proposal for the property at 826 Ortega Avenue and approve the issuance of a Special Certificate of Appropriateness, incorporating all of the staff conditions noted today as agreed by the property owner and approve the variances for the side of the pool deck setback, a side setback of 3 feet 6 inches, the front setback to allow for further 5 foot extension from the front of the building, as demonstrated in the plans today and approved by staff, to approve a variance of Article 13 to allow for the enlargement of the existing non-conforming structure front covered entry and approve the variance for the pool water edge separation from the residence of 3 feet versus the 5 feet as required. This motion passed by the following vote:

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

Excused: 1 - Vice Chairperson Cuervo Dunaj

4. [25-1172](#) **CASE FILE LHD 2025-011 and COA (SP) 2025-027:** Consideration of the local historic designation of the property at **2509 Indian Mound Trail**, legally described as Lot 3, Block 3, 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 applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval requesting approval to unify two adjacent single-family properties into one parcel, design approval to join single-family residences to create one single-family residence, and design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (6) for ground area coverage, Article 2 Section 2-101 D (4) for the side and rear setback, Article 6, and Section 6-105 for the reduction of the landscape open space area.

This Agenda Item was Deferred

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

- 1. [25-1100](#) **CASE FILE COA (SP) 2025-025:** An application for the issuance of a Special Certificate of Appropriateness for the Granada Golf Course, located at **2001 Granada Boulevard**, a Contributing Resource within the “Country Club of Coral Gables Historic District.” A lengthy legal description is on file with the City of Coral Gables Historical Resources and Cultural Arts Department. The application requests design approval for the construction of new golf course rain shelters.

Ms. Pernas read from the staff report as the PowerPoint presentation played on screen.

**On Behalf of the Application:
Fred Lucero, Community Recreation Director
Jose Oliveros, Public Works Assistant Director**

A motion was made by Board member Garcia-Pons, seconded by Board member Spain, to approve the design proposal, a Certificate of Appropriateness, and a Special Certificate of Appropriateness for the construction of 6 new rain shelters on the Granada Golf Course, 2 additional ADA shelters, and that one of the existing shelters shall be restored, and if the designated shelter to be restored is unable to be restored, it is allowed to proceed with the design proposal as proposed today for a total of 9 shelters. This motion passed by the following vote:

- Yeas:** 8 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez
- Excused:** 1 - Vice Chairperson Cuervo Dunaj

- 2. [25-1101](#) **CASE FILE COA (SP) 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.

This Agenda Item was Deferred

- 3. [25-1102](#) **CASE FILE COA (SP) 2025-024:** An application for the issuance of a Special Certificate of Appropriateness for the property at **4200 Granada Boulevard**, a Local Historic Landmark, legally described as Lots 10 & 11, Block 99, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, at Page 55, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions, alterations and sitework.

Ms. Pernas read from the staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:
Raymond Pacheco, Pacheco Architecture

A motion was made by Board member Schild, seconded by Board member Garcia-Pons, to approve the design proposal for the property at 4200 Granada Boulevard and issue a Special Certificate of Appropriateness and incorporate Board member Garcia-Pons comments on the request of staff to work to simplify the pedestrian entry connector for the property at 4200 Granada Boulevard. This motion passed by the following vote:

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

Excused: 1 - Vice Chairperson Cuervo Dunaj

VIII. OLD BUSINESS

IX. NEW BUSINESS

2026 Meeting Dates - The first few meeting of 2026 will be at Coral Gables City Hall.

X. ITEMS FROM THE SECRETARY

- 1. [25-1184](#) Historic Preservation Board 2026 Meeting Dates

XI. CITY COMMISSION ITEMS

1258 Obispo Avenue - The city commission determined that there was no substantial competent evidence for the decision made by this board on this property.

XII. DISCUSSION ITEMS

Board member Spain requested staff require all applicants put any changes to plans on the same sheet in order to show before and after images.

Time Limits for Presentations - Deputy City Attorney Throckmorton will work with the Board on this.

XIII. ADJOURNMENT

This meeting was adjourned at 8:42 pm.

NOTE