

City of Coral Gables

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



Meeting Minutes

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

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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: 9 - Chairperson Maxwell, Board Member Silva, 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

III. APPROVAL OF THE MINUTES

- 1. [26-1017](#) Historic Preservation Board Meeting Minutes for December 18, 2025
This Agenda Item was Deferred

IV. CHANGES TO THE AGENDA

V. PUBLIC HEARING

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.

This Agenda Item was Deferred

- 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.

Deferred to the February 12, 2026, 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.

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

On Behalf of the Application:
Giorgio Antoniazzi, Architect
Hung Nguyen, Owner

A motion was made by Board member Silva, seconded by Board member Spain, to approve with the conditions noted in the staff report, except condition number one - edited to add specifically to investigate using a flat roof on the dog leg, and striking condition number six - which is the thickened wall in the garage, and approve the additions and alterations to the residence and site work on the property located at 814 Santiago Street, and approve the issuance of a Certificate of Appropriateness with the above conditions; also approved is a variance to allow the addition to the auxiliary structure to the rear to have a rear setback of approximately 5 feet versus the required minimum rear setback in single-family residential districts of 10 feet. This motion passed unanimously.

Yeas: 9 - Chairperson Maxwell, Board Member Silva, 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

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.

A motion was made by Board member Alvarez, seconded by Board member Spain, to approve conditions three through nine, excluding conditions one and two from the staff report and approve the design proposal for additions and alterations to the residence and site work on the property, located at 1116 Obispo Avenue, a contributing resource within the Obispo Avenue Historic District, legally described as Lot 8 & East of 1/2 Lot 7 & Lot 9, Block 16, Coral Gables Section C, according the Plat thereof, as recoded in Plat Book 8, at Page 26, of the public Records of Miami-Dade County, Florida. This motion failed by the following vote:

Yeas: 4 - Board Member Silva, Board Member Ebbert, Board Member Spain and Board Member Alvarez

Nays: 5 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Schild, Board Member "Peggy" Rolando and Board Member Garcia-Pons

A motion was made by Board member Garcia-Pons, seconded by Board member "Peggy" Rolando, to approve with the conditions in the staff report, with condition number one being at least a one-foot reduction in the overall height of the house and condition number two eliminated from the design proposal, and approval of the design proposal for the additions and alterations at the residence and site work on he property located and 1116 Obispo Avenue and approve the issuance of a Special Certificate of Appropriateness with the conditions noted. This motion passed by the following vote:

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

Nays: 1 - Board Member Spain

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.

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

On Behalf of the Application:
Peter Kiliddjian, PK Architects

A motion was made by Board member Silva, seconded by Board member Dunaj, to approve with the conditions noted in the staff report with the following exceptions: condition number one, work with staff to lower the overall height of the addition and include working with staff to study possible hips, adding comment number 14, to study the connector piece at the ground floor to possibly be loggia with windows and columns or a screen or some sort of difference, and approve the conditions noted in the staff report the design proposal for additions and alterations to the residence and site work on the property located at **2039 Alhambra Circle** and to approve the issuance of a Special Certificate of Appropriateness for the conditions noted above. This motion passed by the following vote:

Yeas: 9 - Chairperson Maxwell, Board Member Silva, 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

VIII. OLD BUSINESS

1. **Gondola Building - City Commission had approved to write a letter to the state regarding the reconstruction of the Gondola Building. They requested it be moved near the tennis center. Approval was received from the State Historic Preservation Office.**
2. **Time Limits - Deputy City Attorney, Stephanie Throckmorton, will have updates for the board on this item at the next meeting.**
3. **North Ponce Survey - This study is ongoing. Staff is working with the vendor on how to package. It will be presented to this board when available.**

IX. NEW BUSINESS

X. CITY COMMISSION ITEMS

XI. DISCUSSION ITEMS

XII. ADJOURNMENT

This meeting was adjourned at 6:10 PM.

NOTE