

City of Coral Gables

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



Meeting Minutes

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

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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.

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

I. CALL TO ORDER

This meeting was Called to Order at 4:05 PM.

II. ROLL CALL

Present: 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

Absent: 1 - Board Member Spain

III. APPROVAL OF THE MINUTES

- 1. [26-1017](#) Historic Preservation Board Meeting Minutes for December 18, 2025 with Corrections 02.12.2026

A motion was made by Board member Garcia-Pons, seconded by Board member Dunaj, to approve the minutes for the December 18, 2025, meeting with corrections. 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

Absent: 1 - Board Member Spain

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

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

A motion was made by Board member Garcia-Pons, seconded by Board member Dunaj, to approve the minutes for the January 15, 2026, meeting with corrections. 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

Absent: 1 - Board Member Spain

IV. CHANGES TO THE AGENDA

- 1. Staff requested Discussion Item One, Marion Manley Historic marker, be heard first.

V. PUBLIC HEARING

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.

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

On Behalf of the Application:

Leticia Keremian, LKG Architecture
Chris Campos, Owner
Ismael Brunet, Contractor

A motion was made by Board member Garcia-Pons, seconded by Board member Silva, to approve with staff conditions, condition number seven - the new windows are to proportionally match the existing on the residence, but do not have to have muntin pattern of the existing windows - and approve the design proposal for the addition and alterations to the residence and site work on the property located at 1341 Obispo Avenue and approve the issuance of a Special Certificate of Appropriateness with the conditions as stated previously, and a motion to approve the variance to allow the new driveway and paved patio to have a one foot six inch setback versus the required minimum setback from all property lines in single-family residential districts. This motion passed as follows:

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

Absent: 1 - Board Member Spain

VI. OLD BUSINESS

1. **Presentation Protocols - Chairperson Maxwell provided Deputy City Attorney Throckmorton a list of some areas to work on.**

Many of the items are already addressed in certain code provisions. The Deputy City Attorney will send all the relevant code provisions, rules of procedure, rules of decorum, in advance of the next meeting in order to have a full discussion.

- 2. Chairperson Maxwell has requested staff approach St. Bede Chapel at University of Miami for designation. Staff will provide a list of the buildings that are designated on the University campus.
- 3. North Ponce Survey - Staff is working with the vendor to identify styles and types. Staff will present to the board when the study is complete.

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.

On Behalf of the Marker:

Carolyn Robbins-Manley - Marion Manley was her husband's great aunt (on Zoom)
 Ben Manley, Carolyn Robbins-Manley's son (on Zoom)
 Ricardo Herran, University of Miami

Letters of Support Received:

Karelia Carbonell, Historic Preservation Association of Coral Gables

Public Comment:

Karelia Carbonell, Historic Preservation Association of Coral Gables

A motion was made by Board member Dunaj, seconded by Board member Schild, to approve the marker and work with staff on the final language, reference to Mr. Little, and funding of the marker at an amount at staff's discretion. 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

Absent: 1 - Board Member Spain

X. ADJOURNMENT

This meeting was Adjourned at 5:05PM.

NOTE