

City of Coral Gables

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



Meeting Minutes

Thursday, October 16, 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, October 16, 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

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

This meeting was called to order at 4:05 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. [25-9920](#) Historic Preservation Board Meeting Minutes for September 18, 2025

Meeting minutes for September will be provided for review at the upcoming November 20, 2026 meeting.

IV. CHANGES TO THE AGENDA

1. Staff received a request for deferral for Item 25-9916 CASE FILE LHD 2025-009 - 1506 Lisbon Street.
2. Staff received a request for deferral for Item 25-9752 CASE FILE COA (SP) 2025-019 547 Alcazar Avenue.

V. PUBLIC HEARING

VI. LOCAL HISTORIC DESIGNATIONS

1. [25-9916](#) **CASE FILE LHD 2025-009:** Consideration of the local historic designation of the property at **1506 Lisbon Street**, legally described as Lot 10, Block 68, Coral Gables Granada Section, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida.

This Agenda Item was Deferred

2. [25-9917](#) **CASE FILE LHD 2025-008 and COA (SP) 2025-021:** for the consideration of the local historic designation of the property at **607 University Drive**, legally described as Lots 9 & 10, Block 139, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1, 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.

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

On Behalf of the Application:
Humberto Casariego, Owner
Nelson De Leon, Locus Architecture

Letters of Support Received:
Jaime & Zully Pardo
Ellen Dyer
Ileana Sayre
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 at 607 University Avenue based on the staff report and its historical, cultural, and architectural significance. 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

Ms. Kautz read from the Certificate of Appropriateness staff report as the PowerPoint presentation played on screen.

On Behalf of the Application:
Humberto Casariego, Owner
Nelson DeLeon, Locus Architecture

A motion was made by Board member Garcia-Pons, seconded by Board member Alvarez, to approve the design proposal for additions and alterations to the residence and site work at the property located at 607 University Drive and approve the issuance of a Special Certificate of Appropriateness, including number 11, to work with staff. 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

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS:

1. [25-9752](#) **CASE FILE COA (SP) 2025-019:** An application for the issuance of a Special Certificate of Appropriateness for the property at **547 Alcazar Avenue**, a Contributing Resource within the "Alcazar Avenue Historic District," legally described as Lot 24, Block 13, Section 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. The application requests design approval for the enclosure of the open front porch with impact-resistant windows and doors.

This Agenda Item was Deferred

2. [25-9918](#) **CASE FILE COA (SP) 2025-012:** An application for the issuance of a Special Certificate of Appropriateness for the property at **628 Alcazar Avenue**, a Contributing Resource within the “Alcazar Avenue Historic District,” legally described as Lots 5 & 6, Block 20, 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. The application requests design approval for additions and alterations to the residence and garage, and sitework.

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

On Behalf of the Application:
Gianeli Zacarias, Owner
Peter Kiliddjian, PPKS Architects

A motion was made by Board member Garcia-Pons, seconded by Board member Alvarez, to approve with staff conditions amending number 5, to allow the applicant to work with staff to reconfigure the driveway design as a single access to the garage, the design proposal for the addition and alterations to the residence and site work on the property located at 628 Alcazar Avenue and approve the issuance of a Special Certificate of Appropriateness with the conditions stated previously. 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

3. [25-9919](#) **CASE FILE COA (SP) 2025-022:** An application for the issuance of a Special Certificate of Appropriateness for the property at **5005 Hammock Park Drive**, a Local Historic Landmark, legally described as Lot 4, Block 1, Hammock Park, according to the Plat thereof, as recorded in Plat Book 71, at Page 43 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework. A variance has also been requested from Article 16 of the Coral Gables Zoning Code to increase the size of the gazebo from 300 square feet to 450 square feet.

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

On Behalf of the Application:
Andrea Rebull, Studio Anda

A motion was made by Board member Silva, seconded by Board member Dunaj, to approve the design proposal for additions and alterations to the residence and approve the conditions noted in the staff report the issuance of a Special Certificate of Appropriateness. 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

A motion was made by Board member Silva, seconded by Board member Dunaj, to approve a variance to allow the gazebo pavilion to be 450 square feet versus the required maximum 300 square feet as required by Article 16 of the Coral Gables Zoning Code. 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

5:59 PM Break

6:14 PM Meeting Resumes

VIII. OLD BUSINESS

1. **Boards & Committees Biennial Training - October 17, 2025, 9 AM - Noon, (Breakfast provided.)** If board members cannot attend this training, it will be filmed.
2. **City Attorney's office will be working with staff on dates to have a board specific training.**

IX. NEW BUSINESS

1. Elections of the Chairperson

A motion was made by Board member Schild, seconded by Board member Ebbert, to nominate Board member Maxwell as Chairperson of the Historic Preservation Board. 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

2. Elections of the Vice Chairperson

A motion was made by Board member Ebbert, seconded by Board member Garcia-Pons, to nominate Board member Dunaj as Vice Chairperson of the Historic Preservation Board. 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

X. CITY COMMISSION ITEMS**XI. DISCUSSION ITEMS****1. Update regarding 1021 Hardee Road -**

Public Comments- In Person:

Stephanie Schmidt, 1028 Cotorro Avenue

Amy Schwarz, 1017 Hardee Road

Staff presented a timeline of the property since the approval of the Certificate of Appropriateness in November 2021. A building permit was issued in May 2023. The Code Enforcement Board had a hearing in July, and on 07/22/25, the city took over the site and began shoring the property. The permits were issued on 07/23/25 and the work was completed and permits closed on 09/17/25. There was a hearing on 10/03/25 and another hearing scheduled for 11/10/25.

Currently, the building has been secured and shored and closed so that work, to the city's perspective, has been at least stabilized. The city continues to monitor the site and work with the neighbors on any repairs and exploratory demolition that needs to occur to understand what other issues exist. The city will not be making any other repairs to those properties.

2. 2026 Meeting Dates - Board members have expressed changing meetings back to Wednesdays. The city will take this into consideration when scheduling the meetings for 2026.

3. Gondola Building - The City Commission will be sending a letter to the state requesting a further review of whether or not the Gondola Building could go next to the tennis center versus down by the maintenance facility.

Board members have requested a copy of this letter.

XII. ADJOURNMENT

NOTE