

City of Coral Gables



Meeting Minutes

Thursday, May 21, 2026

4:00 PM

Police and Fire Headquarters, Community Meeting Room

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, May 21, 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 Police and Fire Headquarters, Community Meeting Room. 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

One tap mobile

+17866351003,,88413827534# US (Miami)

+16465189805,,88413827534# US (New York)

Dial by your location

+1 786 635 1003 US (Miami)

+1 646 518 9805 US (New York)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 470 381 2552 US (Atlanta)

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 4:06 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. [26-1472](#) Historic Preservation Board Meeting Minutes for March 12, 2026
REVISED

A motion was made by Board member Schild, seconded by Board member Ebbert, to approve the revised minutes for the March 12, 2026, Historic Preservation Board meeting. 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. [26-1622](#) Historic Preservation Board Meeting Minutes for April 23, 2026

A motion was made by Board member Rolando, seconded by Board member Ebbert, to approve the minutes for the April 23, 2026, Historic Preservation Board meeting. 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

IV. CHANGES TO THE AGENDA

- 1. **CASE FILE LHD 2025-004 & COA (SP) 2026-018 has been deferred at the request of the owner.**
- 2. **CASE FILE COA (SP) 2025-019 will be deferred to the June 18, 2026 meeting at the request of the owner.**

V. PUBLIC HEARING

VI. LOCAL HISTORIC DESIGNATIONS

1. [26-1465](#) **CASE FILE LHD 2026-01**: Consideration of the local historic designation of the property at **1315 Genoa Street**, legally described as Lot 10, Block 37, 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.

At the request of the owner, this item has been deferred.

2. [26-1575](#) **CASE FILE LHD 2025-004 and COA (SP) 2026-019**: Consideration of the local historic designation of the property at **2716 Granada Boulevard**, legally described as Lots 12 & 13, Block 15, Coral Gables Section "A," according to the Plat thereof, as recorded in Plat Book 5, at Page 102 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, alterations to the residence and sitework.

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

**On Behalf of the Application:
Callum Gibb, Callum Gibb Architect P.A.**

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

A motion was made by Board member Ebbert, seconded by Board member Alvarez, to approve the Local Historic Designation of the property at 2716 Granada Boulevard legally described as Lots 12 & 13, Block 15, Coral Gables Section A, based on 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

A motion was made by Board Member "Peggy" Rolando, seconded by Board Member Silva, to approve the application subject to all conditions contained in the staff report, with the exception of Condition No. 3 regarding the replacement of the proposed sliding glass door with a French door. The applicant may retain the sliding glass door as proposed. All other staff conditions shall remain in effect, including the requirement to explore alternatives for preserving or restoring the original window openings in the family room. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Schild, Board Member "Peggy" Rolando and Board Member Garcia-Pons

Nays: 3 - Vice Chairperson Cuervo Dunaj, Board Member Spain and Board Member Alvarez

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [26-1467](#) **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, 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.

At the request of the owner, this item has been deferred to the June 18, 2026 meeting.

2. [26-1576](#) **CASE FILE COA (SP) 2025-017 CONTINUED:** An application for the issuance of a Special Certificate of Appropriateness for the property at **415 Aragon Avenue**, a Local Historic Landmark, legally described as Lot 16 & W1/2 Lot 15, Block 7, 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 approval of variances from Article 2 Section 2-101 D (4) (b) for the side setback of the existing detached garage and the side setback of the new addition.

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

On Behalf of the Application:
Albert Poza, AR Poza Architects

A motion was made by Board member Garcia-Pons, seconded by Board member Spain, to approve the variance to allow the detached garage structure to maintain an existing west side setback of four (4) feet versus the required minimum side setback of five (5) feet in a single-family residential district, pursuant to Article 2, Section 2-101(D)(4)(b) of the Zoning Code, for the property located at 415 Aragon Avenue. 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 Garcia-Pons, seconded by Board member Spain, to approve a variance to allow the new addition to have an east side setback of approximately 6 feet 3 inches versus a required site setback of a single-family resident district at 11 feet, for the property located at 415 Aragon Avenue, pursuant to Article 2, Section 2-101(D)(4)(B). 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. [26-1579](#) **CASE FILE COA (SP) 2026-016:** An application for the issuance of a Special Certificate of Appropriateness for the property at **4400 Palmarito Street**, a Contributing Resource within the “Italian Village,” legally described as Lots 7 thru 9, Block 12, Coral Gables Riviera Section Part 1, according to the Plat thereof, as recorded in Plat Book 28, at Page 31 of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions and alterations to the residence and sitework. Variances have also been requested from Article 2, Section 2-101 D (4) (b) for the side setback of the garage addition, and from Article 2, Section 2-101 D (4) (c) the rear setback of the two-story garage addition and one-story covered terrace

This item has been deferred to the June 18, 2026 meeting.

4. [26-1578](#) **CASE FILE COA (SP) 2026-017:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1008 Alhambra Circle**, a Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 9 & North 45’-0” Lot 10, Block 4, 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 to the residence and sitework

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

**On Behalf of the Application:
Nelson De Leon, Locus Architecture
Alex & Lindsay Volsky, Owners
George & Maria Volsky, 701 Alcazar Avenue**

A motion was made by Board member Schild, seconded by Board member Alvarez, to approve the design proposal for additions and alterations to the residence located at 1008 Alhambra Circle, a contributing resource within the Alhambra Circle Historic Landmark District, and to approve the issuance of a Special Certificate of Appropriateness, subject to and incorporating the eighteen (18) conditions set forth in the staff report and discussed above. This motion passed as follows:

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. CITY COMMISSION ITEMS**IX. DISCUSSION ITEMS**

1. **Biltmore Hotel** - Staff confirmed that no work will be started until everything is approved. Staff met with the hotel last week to discuss floor samples for the lower lobby. Board members asked if the Biltmore will be paying fees for violations. Attorney Throckmorton mentioned that if any of the renovation require a Certificate of Appropriateness, then it will come before this board. The city is their landlord.
2. **1021 Hardee Road** - Staff discussed this property is under contract that expired in May, pending legal issues that are going on with the city. This date has been extended. Currently there is a standstill on any work being done to the property because of legal issues. Court hearing in July.
3. **1129 Sevilla Avenue** - Staff reported that a repair permit had been issued for the property. During the course of the work, the applicant exceeded the approved scope of work and subsequently submitted a revised application. Staff reviewed the revisions and confirmed that the project is now proceeding in accordance with the approved plans for the repair of the existing structure.

Staff further reported that the applicant is pursuing approvals through the Board of Architects (BOA) process for a proposed two-story addition and other modifications and alterations to the building. Due to existing code violations at the property, staff is working closely with the applicant. The property has been subject to daily code enforcement fines for several years.

4. **North Ponce and Flagler Study** - Staff will provide a draft version of this report when ready.

X. ADJOURNMENT

This meeting was Adjourned at 6:15 PM.

NOTE