

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Meeting Minutes

Thursday, March 12, 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, March 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 at the Police & 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

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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 4:13 PM.

**II. ROLL CALL**

**Present:** 7 - Chairperson Maxwell, Board Member Silva, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

**Excused:** 2 - Vice Chairperson Cuervo Dunaj and Board Member Ebbert

**III. APPROVAL OF THE MINUTES**

1. [26-1309](#) Historic Preservation Board Meeting Minutes for February 12, 2026

**A motion was made by Board member Garcia-Pons, seconded by Board member Silva, to approve the minutes for the February 12, 2026, Historic Preservation Board meeting. This motion passed by the following vote:**

**Yeas:** 5 - Chairperson Maxwell, Board Member Silva, Board Member Spain, Board Member Garcia-Pons and Board Member Alvarez

**Abstentions:** 2 - Board Member Schild and Board Member "Peggy" Rolando

**Excused:** 2 - Vice Chairperson Cuervo Dunaj and Board Member Ebbert

**IV. CHANGES TO THE AGENDA**

1. Staff requested Case File LHD 2025-011 and COA (SP) 2025-027 - 2509 Indian Mound Trail be moved to the end of the Agenda.

**V. PUBLIC HEARING**

**VII. SPECIAL CERTIFICATES OF APPROPRIATENESS**

1. [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.

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

On Behalf of the Application:  
James Smith, JAS Architects

A motion was made by Board member Garcia-Pons, seconded by Board member Spain, to approve the application for the issuance of a Special Certificate of Appropriateness for the property located at 2615 Alhambra Circle, a contributing resource within the Alhambra Circle Historic District, and approve design for the additions and alterations and site work with the eleven conditions as provided in the staff report. this motion passed by the following vote: A motion was made by Board member Spain, seconded by Board member Silva, to approve the proposal to unify two residences to create one single -family residence and design approval for the additions and alliterations to the residence at 2509 Indian Mound Trail adjacent single family properties into one parcel, eliminate conditions one through four, conditions two through four - work with staff, window and door glass to be clear, no tint no reflective, no low E, roof tile to be true 2 piece barrel tile, study the connector for the flat portion, front door to be a glass door trying to re-create the screen door working with staff, and rest of the conditions in the staff report and to approve a variance for area coverage of 5,310 square feet versus the required minimum ground area coverage in a single-family residential district not to exceed 35% of the building site or 4,981 square feet according to Article 2, Section 2-101 D 6 of the Coral Gables Zoning Code and a motion to approve a variance for the side set back of 5 feet 3 inches, approximately, versus the required minimum side setback in a single family residential district of 10 feet, pursuant to Article 2, Section 2-101 D 4 of the Coral Gables Zoning code. This motion passed by the following vote:

**Yeas:** 6 - Chairperson Maxwell, Board Member Silva, Board Member Schild, Board Member Spain, Board Member Garcia-Pons and Board Member Alvarez

**Abstentions:** 1 - Board Member "Peggy" Rolando

**Excused:** 2 - Vice Chairperson Cuervo Dunaj and Board Member Ebbert

2. [26-1307](#) **CASE FILE COA (SP) 2026-014:** An application for the issuance of a Special Certificate of Appropriateness for the property at **2017 Alhambra Circle**, a Non-Contributing Resource within the “Alhambra Circle Historic District,” legally described as Lot 4 less SWLY 26.4’ & Lot 5, 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. Kautz read from the staff report as the PowerPoint presentation played on screen.

**On Behalf of the Application:**  
Ronald Potter, Owner

A motion was made by Board member Spain, seconded by Board member Silva, to approve the design proposal for additions to the residence and site work on the property located at 2017 Alhambra Circle, a non-contributing resource with the Alhambra Circle Historic District and incorporating the 5 conditions in the staff report and approve the issuance of a Special Certificate of Appropriateness. This motion passed by the following vote:

**Yeas:** 5 - Chairperson Maxwell, Board Member Silva, Board Member Schild, Board Member Spain and Board Member Alvarez

**Nays:** 2 - Board Member "Peggy" Rolando and Board Member Garcia-Pons

**Excused:** 2 - Vice Chairperson Cuervo Dunaj and Board Member Ebbert

- 3. [26-1308](#) **CASE FILE COA(SP)2026-008:** An application for the issuance of a Special Certificate of Appropriateness for the building currently located on the University of Miami Campus referred to as “Apartment Building #35 (La Gorce House)” located at **1233 Dickinson Drive**, a Local Historic Landmark, lengthy legal description on file, according to the Plat thereof, as recorded in Plat Book 46, at Page 81, 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:  
 Daphne Gurri, Gurrimatute  
 Fabio Segre, Gurrimatute  
 Ricardo Herran, University of Miami

A motion was made by Board member Rolando, seconded by Board member Spain, to approve the design proposal for the additions to the building located at 1233 Dickinson Drive, a local historic landmark, and to approve with the conditions in the staff report, the issuance of a Special Certificate of Appropriateness for the reason set forth in the staff report and as noted in the comments by the members of the board. This motion passed by the following vote:

**Yeas:** 7 - Chairperson Maxwell, Board Member Silva, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

**Excused:** 2 - Vice Chairperson Cuervo Dunaj and Board Member Ebbert

**5:45 PM Meeting Break**

**5:51 PM Meeting Resumes**

**VI. LOCAL HISTORIC DESIGNATIONS**

1. [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 to unify two adjacent single-family properties into one parcel and the issuance of an Accelerated Special Certificate of Appropriateness and 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, and Article 2 Section 2-101 D (4) for the side and rear setback, Article 6.

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

**On Behalf of the Application:**

**Mario Garcia-Serra, Gunster Law**

**Nelson De Leon, Locus Architecture**

**Bobby Behar, Gunster Law**

**Vivian Sanchez, Owner**

**A motion was made by Board member Garcia-Pons, seconded by Board member Spain, to approve the Local Historic Designation of the property at 2509 Indian Mound Trail, based on its historical, cultural and architectural significance, as referenced in the staff report, criteria A4, criteria B1, and criteria B2. This motion passed by the following vote:**

**Yeas:** 7 - Chairperson Maxwell, Board Member Silva, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando, Board Member Garcia-Pons and Board Member Alvarez

**Excused:** 2 - Vice Chairperson Cuervo Dunaj and Board Member Ebbert

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

On Behalf of the Application:  
Mario Garcia-Serra, Gunster Law  
Nelson De Leon, Locus Architecture  
Bobby Behar, Gunster Law  
Vivian Sanchez, Owner

A motion was made by Board member Spain, seconded by Board member Silva, to approve the proposal to unify two residences to create one single-family residence and design approval for the additions and alterations to the residence at 2509 Indian Mound Trail adjacent single family properties into one parcel, eliminate conditions one and four, conditions two - work out with staff, condition five - work with staff on final configuration, ok to use screen door design, condition thirteen- study connector to consider a flat roof and longer window openings and work with staff on window glass to be clear, no tint no reflective, no low E, roof tile to be true 2 piece barrel tile, and balance of conditions in the staff report and to approve a variance for area coverage of 5,310 square feet versus the required minimum ground area coverage in a single-family residential district not to exceed 35% of the building site or 4,981 square feet according to Article 2, Section 2-101 D 6 of the Coral Gables Zoning Code and a motion to approve a variance for the side set back of 5 feet 3 inches, approximately, versus the required minimum side setback in a single family residential district of 10 feet, pursuant to Article 2, Section 2-101 D 4 of the Coral Gables Zoning code. This motion passed by the following vote:

**Yeas:** 5 - Chairperson Maxwell, Board Member Silva, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

**Nays:** 2 - Board Member Schild and Board Member Garcia-Pons

**Excused:** 2 - Vice Chairperson Cuervo Dunaj and Board Member Ebbert

## VIII. OLD BUSINESS

Procedures - Deputy City Attorney Throckmorton not present. This discussion to be continued at the next meeting.

## IX. NEW BUSINESS

1. May is National Historic Preservation Month - Board member Schild has requested staff present "The State of Historic Preservation in Coral Gables" at the City Commission meeting. Staff has requested board members send talking points. Chair Maxwell is requesting at least three board members attend.
2. Chair Maxwell has sent the City Commission a proposal to purchase a 1925 four unit George Fink Building on Salamanca Avenue and Galiano Street (two parcels, one property). It is for sale for \$2 million. Mr. Maxwell feels it is one of the best apartment buildings remaining in the North, attached to a vacant lot. Chair Maxwell has provided the City Commission financing proposals. Staff will forward this information to all board members.

**X. CITY COMMISSION ITEMS**

**XI. DISCUSSION ITEMS**

**XII. ADJOURNMENT**

This meeting was Adjourned at 7:17 PM.

**NOTE**