

City of Coral Gables



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

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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 issuance of a Special Certificate of Appropriateness for the property at 2615 Alhambra Circle, a contributing resource within the Alhambra Circle Historic District, and alterations and site work with the 11 conditions as provided in the staff report. 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 within 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, Criterion A4 - Exemplifies the historical, cultural, political, economic, or social trends of the community, Criterion B1- Portrays the environment in an era of history characterized by one or more distinctive architectural styles, Criterion B2- Embodies those distinguishing characteristics of an architectural style, or period or method of construction. 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 approval for the additions and alterations to the residence at 2509 Indian Mound Trail and adjacent single family properties into one parcel; eliminate Condition 1 and 4, Condition 2 - work out with staff, Condition 5 - work with staff on final configuration, ok to use screen door design, Condition 13 - 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 the rest of conditions in the staff report and also 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