

City of Coral Gables



Meeting Minutes

Thursday, April 23, 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, April 23, 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

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 4:00 PM.

II. ROLL CALL

Present: 6 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando and Board Member Garcia-Pons

Absent: 3 - Board Member Silva, Board Member Ebbert and Board Member Alvarez

III. APPROVAL OF THE MINUTES

1. [26-1472](#) Historic Preservation Board Meeting Minutes for March 12, 2026
REVISED

This Agenda Item was Deferred to the May 21, 2026 meeting.

IV. CHANGES TO THE AGENDA

Item XI DISCUSSION ITEMS - Will be heard first.

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.

This Agenda Item was Deferred to the May 21, 2026 meeting.

XI. DISCUSSION ITEMS

1. **May is Historic Preservation Month - Board member Schild will give a presentation to City Commission on the "State of Historic Preservation in Coral Gables."**

Ms. Shield prepared an outline for the presentation, incorporating the National Trust for Historic Preservation's 250th anniversary theme emphasizing equality and community engagement. She will also include information from the Historic Preservation Office's annual report. Ms. Shield emphasized the importance of highlighting Coral Gables' historic districts and the broader community value of historic preservation beyond preserving individual buildings. The board discussed designating a representative to coordinate and finalize the presentation materials.

Board members emphasized that historic preservation is an ongoing responsibility focused on shaping the city's future as much as protecting its past. Board members noted that reaching a 100-year legacy depends on preserving buildings through their first 50 years, and that preservation should be viewed as "living history" that continues through current decisions such as Certificates of Appropriateness (COAs) and Special Certificates of Appropriateness (SCOAs).

The discussion also highlighted the role of urban design, aesthetics, landscaping, and thoughtful planning in maintaining the city's identity as "The City Beautiful. Board members stressed the need to continue investing in preservation tools and policies to protect architectural continuity, encourage quality design in both new construction and modifications, and ensure the city's historic and cultural character endures for future generations.

A motion was made by Vice Chairperson Dunaj, seconded by Board member Garcia-Pons, to designate Board member Schild to move forward with presenting on behalf of the board, State of Historic Preservation in Coral Gables, at the May 5th City Commission meeting. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando and Board Member Garcia-Pons

Absent: 3 - Board Member Silva, Board Member Ebbert and Board Member Alvarez

VII. SPECIAL CERTIFICATES OF APPROPRIATENESS

1. [26-1466](#) **CASE FILE COA(SP)2026-005:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1144 Milan Avenue**, a Local Historic Landmark, legally described as Lot 3 & East 10 feet of Lot 2, Block 26, 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. The application requests to demolish the original detached garage and design approval for additions and alterations and sitework.

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

On Behalf of the Application:
Leopoldo Bellon, Bellon Architecture
Fredy Macea, Bellon Architecture
Giselle Valladares, Owner

A motion was made by Board member Garcia-Pons, seconded by Board member Spain, to approve the design proposal, including the alterations to the residence and site work for the property located at 1144 Milan Avenue, and approve the issuance of a Special Certificate of Appropriateness, subject to the following conditions: Conditions 2 through 8 as outlined in the staff report are approved, Condition No. 1 regarding the re-purposing of the garage is removed, adding condition 9, Applicant shall work with staff regarding the design of the second-floor shed roofs, with a preference for flat or parapet roofs, and adding condition 10, Applicant shall revise the proposed barrel tile roof on the gazebo and work with staff toward a flat roof design preference. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando and Board Member Garcia-Pons

Absent: 3 - Board Member Silva, Board Member Ebbert and Board Member Alvarez

2. [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.

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

On Behalf of the Application:

Mr. Restrepo

Carina Lorenzen & Javier Diaz, Owners

A motion was made by Board member Spain, seconded by Board member Garcia-Pons, to approve the design proposal for the enclosure of the open front porch with impact-resistant windows and doors at the property located at 547 Alcazar Avenue, and to approve the issuance of a Special Certificate of Appropriateness, subject to the following condition, Any future alterations to the existing exterior wall that will serve as the rear wall of the enclosed porch, including any windows, doors, or other features associated with that wall, shall require review and approval by the Historic Preservation staff and/or the Historic Preservation Board. This motion did not pass by the following vote:

CONTINUED

:

Yeas: 4 - Chairperson Maxwell, Board Member Spain, Board Member "Peggy" Rolando and Board Member Garcia-Pons

Nays: 2 - Vice Chairperson Cuervo Dunaj and Board Member Schild

Absent: 3 - Board Member Silva, Board Member Ebbert and Board Member Alvarez

3. [26-1468](#)

CASE FILE COA(SP)2026-010: An application for the issuance of a Special Certificate of Appropriateness for the property at **1139 Venetia Avenue**, a Local Historic Landmark, legally described as Lot 5, Block 36, 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. The application requests design approval for additions, alterations and sitework. Variance have also been requested from Article 2 Section 2-101 D (10) c. of the Coral Gables Zoning Code to allow for a driveway that does not provide access to a garage and/or carport and Article 2 Section 2-101 D (6) a. to allow three feet (3'-0") separation between the main building and accessory structure where five feet (5'-0") is required.

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

On Behalf of the Application:
Habib Fadel, Owner

A motion was made by Board member Garcia-Pons, seconded by Vice Chairperson Dunaj, to approve the design proposal for the additions, alterations to the residence, and site work for the property located at 1139 Venetia Avenue, and approve the issuance of a Special Certificate of Appropriateness, subject to the following conditions: Applicant shall work with staff on the restoration of the garage opening, including identifying an appropriate width for a one-car garage opening that is proportional to the existing garage and compatible with the streets. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando and Board Member Garcia-Pons

Absent: 3 - Board Member Silva, Board Member Ebbert and Board Member Alvarez

4. [26-1469](#) **CASE FILE COA(SP)2026-011:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1233 Anastasia Avenue**, a Local Historic Landmark, legally described as Lot 20 and Lot 21 less than N 38.57 Feet, Block 10, Coral Gables Country Club Section 1, according to the Plat thereof, as recorded in Plat Book 8, at Page 108, of the Public Records of Miami-Dade County, Florida. The application requests design approval for additions, alterations and sitework. Variances have also been requested from Article 13, Section 13-303 of the Coral Gables Zoning Code to allow to expand an existing non-conforming structure and Article 2, Section 2-101 D (4) b. i. of the Coral Gables Zoning Code for the minimum interior 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:

Antonio Rodriguez, CAD Studio Architecture

Maritere Rodriguez, CAD Studio Architecture

Public Comment:

Jim Dockerty, Resident of 1230 Catalonia Avenue

A motion was made by Vice Chairperson Dunaj, seconded by Board member Rolando, to approve the design proposal for additions and alterations to the residence and site work located at 1233 Anastasia Avenue, and to approve the issuance of a Special Certificate of Appropriateness, subject to the conditions noted above, excluding Condition No. 1, which has been deemed no longer applicable, and work with staff to address the proposed lighting and the concerns raised by the neighboring property owners, and an approval for the variance to allow the proposed addition to have a side setback of approximately 8 feet where 15 feet is required as well as approval of the variance to allow the alteration and enlargement of nonconforming structure. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Schild, Board Member Spain, Board Member "Peggy" Rolando and Board Member Garcia-Pons

Absent: 3 - Board Member Silva, Board Member Ebbert and Board Member Alvarez

Board member Garcia-Pons left the meeting.

5. [26-1470](#) **CASE FILE COA (SP) 2026-012:** An application for the issuance of a Special Certificate of Appropriateness for the property at **1015 Sevilla Avenue**, a Contributing Resource within the "Coral Rock Residences Thematic District," legally described as Lots 14 & 15, Block 14, 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 application requests design approval for the demolition of an existing auxiliary structure, the construction of a new detached garage, an addition and alterations to the residence, and sitework. A variance has also been requested from Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code for the minimum rear setback for the porch at the new detached garage structure.

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

On Behalf of the Application:
Patrick Valent, Valent Architect
Peter & Catherine Eskra, Owners

A motion was made by Board member Rolando, seconded by Board member Schild, to approve with the conditions noted in the staff report, the design proposal for the additions and alterations of the residence and site work at 1015 Sevilla Avenue, a contributing resource, and approve the issuance of a Special certificate of Appropriateness with the conditions noted above and work with staff to eliminate the circular driveway and replace with something more compatible with the architecture of the existing home and approve a variance to allow the addition of the porch to the new attached garage structure. This motion passed by the following vote:

Yeas: 5 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Schild, Board Member Spain and Board Member "Peggy" Rolando
Absent: 4 - Board Member Silva, Board Member Ebbert, Board Member Garcia-Pons and Board Member Alvarez

6. [26-1471](#) **CASE FILE COA (SP) 2026-013:** An application for the issuance of a Special Certificate of Appropriateness for the property at **826 Medina Avenue**, a Local Historic Landmark, legally described as Lot 5, Block 4, 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. The application requests design approval for the demolition of a wood-frame auxiliary structure, an addition and alterations to the residence, and sitework. A variance has also been requested from Article 8, Section 8-203 C (1) of the Coral Gables Zoning Code for the elimination of off-street covered parking.

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

On Behalf of the Application:
Patrick Valent, Valent Architecture

A motion was made by Vice Chairperson Dunaj, seconded by Board Member Rolando, to approve with the conditions noted by staff in their report, the design proposal for additions and alterations to the residence and associated site work on the property located at 826 Medina Avenue, and to approve the issuance of a Special Certificate of Appropriateness, subject to the conditions contained in the staff report, and approval of a variance to allow the residence to not provide a carport or porte-cochère in lieu of enclosed garages, pursuant to Article 8, Section 8-203(C)(1) of the Coral Gables Zoning Code, which provides that enclosed garages may be converted to living or storage space so long as a carport or porte-cochère is provided for the storage of an automobile. This motion passed by the following vote:

Yeas: 5 - Chairperson Maxwell, Vice Chairperson Cuervo Dunaj, Board Member Schild, Board Member Spain and Board Member "Peggy" Rolando

Absent: 4 - Board Member Silva, Board Member Ebbert, Board Member Garcia-Pons and Board Member Alvarez

VIII. OLD BUSINESS

1. National Historic Preservation Month presentation to the City of Coral Gables Commission on May 5, 2026.

IX. NEW BUSINESS

X. CITY COMMISSION ITEMS

XI. DISCUSSION ITEMS

XII. ADJOURNMENT

NOTE