

City of Coral Gables



Meeting Minutes

Thursday, July 16, 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, July 16, 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

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Meeting ID: 884 1382 7534

Find your local number: <https://us06web.zoom.us/j/88413827534> / 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 4:05 PM.

II. ROLL CALL

Present: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

III. APPROVAL OF THE MINUTES

1. [26-1807](#) Historic Preservation Board Meeting Minutes for June 18, 2026

A motion was made by Board member Silva, seconded by Board member Spain, to approve the minutes for the June 18, 2026, Historic Preservation Board meeting. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

IV. CHANGES TO THE AGENDA**V. PUBLIC HEARING**

VI. AD VALOREM TAX RELIEF

1. [26-1826](#) **CASE FILE AV 2025-001:** An application requesting ad valorem tax relief for the property at **720 Madeira Avenue**, a Local Historic Landmark, legally described as Lot 7, Block 7, Coral Estates Section, according to the Plat thereof, as recorded in Plat Book 19, at Page 7, of the Public Records of Miami-Dade County, Florida. The related Special Certificates of Appropriateness, COA (SP) 2024-040 was granted design approval by the Historic Preservation Board on January 16, 2025.

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

On Behalf of the Application:
Isabella Loret de Mola

A motion was made by Board member Silva, seconded by Board member Alvarez, to approve the Ad Valorem Tax Relief for the renovation of the historic structure and the construction of an addition and alterations to the property located at 720 Madeira Avenue. This motion passed by the following vote:

- Yeas:** 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez
- Excused:** 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

VII. LOCAL HISTORIC DESIGNATIONS**1. 26-1697 CASE FILE LHD 2025-006 and CASE FILE COA (SP) 2026-007:**

Consideration of the local historic designation of the property at **439 Majorca Avenue**, legally described as Lot 16 & the West ½ of Lot 17, Block 1, 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 applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for additions and alterations to the residence, a pergola addition to the carport, and sitework.

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

On Behalf of the Application:
Rafael Partidas, Riodas Architecture

A motion was made by Board member Alvarez, seconded by Board member Spain, to approved the Local Historic Designation of the property located at **439 Majorca Avenue** (legally described as Lot 16 & West ½ of Lot 17, Block 1, Coral Gables Section "B") based on its historical, cultural, and architectural significance and the criterion outlined in the staff report. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

A motion was made by Board member Spain, seconded by Board member Ebbert, to approve the design proposal for the addition and alterations to the residence at the property located at **439 Majorca Avenue** and approve with the conditions noted in the staff report, with the addition of retaining the coral rock around the doorway and to work with staff in the future on the pool enclosure, the gates and the fence and approve the issuance of a Special Certificate of Appropriateness. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

2. [26-1698](#) **CASE FILE LHD 2025-014 and CASE FILE COA (SP) 2026-015:**

Consideration of the local historic designation of the property at **446 Aragon Avenue**, legally described as Lot 1, Block 8, 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 applicant is also requesting the issuance of an Accelerated Special Certificate of Appropriateness and design approval for additions, alterations to the residence and sitework. Variances have been requested from Article 2, Section 2-101 D (4) and Article 2, Section 2-101 D (5) for the rear setback of the mechanical equipment.

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

On Behalf of the Application:

Francois Genin, Owner

Raul Cruz, Nomad Architectural Studio

A motion was made by Board member Rolando, seconded by Board member Ebbert, to approve the Local Historic Designation of the property located at **446 Aragon Avenue** (legally described as Lot 1, Block 8, Section Coral Gables Section "B") based on its historic, cultural and architectural significance as set forth in the staff report. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

A motion was made by Board member Spain, seconded by Board member Alvarez, to approve with the conditions noted in the staff report not including condition number 10, work with staff on condition 10, the design proposal for the additions and alterations to the residence and site work on the property located at **446 Aragon Avenue**, a Local Historic Landmark as of today, and approve the issuance of a Special Certificate of Appropriateness and also approve a variance to allow the mechanical equipment to maintain a rear setback of 4 feet 6 inches versus the required minimum rear setback in a single-family residential district shall be 10 feet, pursuant to Article 2, Section 2-101 D (4), and Article 2, Section 2-101 D (5) of the Coral Gables Zoning Code. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

VIII. 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.

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

On Behalf of the Application:
Karina Sorensen & Javier Diaz, Owners

A motion was made by Board Member Rolando, seconded by Board Member Ebbert, to approve a Special Certificate of Appropriateness for the property located at 547 Alcazar Avenue for alterations to the property as depicted on the drawings within the materials dated 03/11/2026, with configuration and size, and that there be recorded, by the homeowner, a covenant running with the land that would recognize and protect the original front wall of the residence and allow the city and the Historic Preservation Board to retain jurisdiction over it in the event there is any modification in the future. This motion passed by the following vote:

- Yeas:** 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez
- Excused:** 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

2. [26-1700](#) **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.

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

On Behalf of the Application:
Callum Gibb Architect P.A. (via Zoom)

A motion was made by Board member Rolando, seconded by Board member Spain, to approve with the conditions noted in the staff report, the design proposal for the additions and alterations to the residence and the site work, on the property located at 4400 Palmarito Street, a contributing resource or structure in the Italian Village Historic District and approve the issuance of a Special Certificate of Appropriateness with the conditions noted. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

A motion was made by Board member Rolando, seconded by Board member Spain, to approve a variance to allow the garage addition to have a south side setback of three feet six inches versus the required minimum side setback in a Single-Family Residential District shall be five feet, pursuant to Article 2, Section 2-101 D (4)b of the Coral Gables Zoning Code. This motion passed as follows:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

A motion was made by Board member Rolando, seconded by Board member Spain, to approve a variance to allow the new two-story addition to have a rear setback of five feet versus the required minimum rear setback in Single-Family Residential Districts shall be ten feet, pursuant to Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code. This motion passed as follows:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

A motion was made by Board member Rolando, seconded by Board member Spain, to approve a variance to allow the new one-story covered terrace addition to have rear setback of five feet versus the required minimum rear setback in a Single Family Residential Districts shall be ten feet, if compatible with the neighborhood character, the Historic Preservation Board, as applicable, may allow a rear setback of five (5) feet for one-story structures, pursuant to Article 2, Section 2-101 D (4) c. of the Coral Gables Zoning Code. This motion passed as follows:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

Meeting Break - 5:40 PM

Meeting Resumes - 5:55 PM

3. [26-1825](#) **CASE FILE COA (SP) 2026-004:** An application for the issuance of a Special Certificate of Appropriateness for the property at **118 Florida Avenue**, a Contributing Resource with the “MacFarlane Homestead Subdivision Historic District,” legally described as Lot 20, Block 1-A, MacFarlane Homestead, according to the Plat thereof, as recorded in Plat Book 5, at Page 81, of the Public Records of Miami-Dade County, Florida. The application requests design approval for an addition and alterations to the residence and sitework. Variances have also been requested from Article 10, Section 10-110 #4 (a) and Article 5, Section 5-301 of the Coral Gables Zoning Code for the elimination of the required off-street parking and to permit wood construction.

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

Oh Behalf of the Application:
Carolyn Kaba, Village Architects

Public Comments:
Carl Prime, President of the Lola B. Walker Homeowners Association
Cooper Copetas, Resident - 117 Florida Avenue

A motion was made by Board member Silva, seconded by Board member Spain, to approve the design proposal with the conditions noted in the staff report for the addition and alterations to the residence and site work on the property located at 118 Florida Avenue and approve the issuance of a Special Certificate of Appropriateness as previously described and approval of the variance to allow the residence to not provide a carport or porte-cochere, and approval of a variance to allow wood frame construction, which is a variance from Article 5, Section 5-301 of the Coral Gables Zoning code. This motion passed by the following vote:

Yeas: 6 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert, Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez
Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

4. [26-1712](#) **CASE FILE COA (SP) 2026-006:** An application for the issuance of a Special Certificate of Appropriateness for the property at **410 Minorca Avenue**, a Local Historic Landmark, legally described as Lots 10 & 11, Block 4, 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 an addition and alterations to the residence and sitework.

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

On Behalf of the Application:
Jorge Gonzalez, Vertical Design Studio

A motion was made by Board member Silva, seconded by Board member Rolando, to approve the design proposal for an additions and alterations to the residence and site work on the property located at 410 Minorca Avenue, with staff conditions, and to study the one-story portion of the addition and look at a hip roof in that area and altering that arched opening as well, and add high wall large landscape screening This motion Failed as follows:

Yeas: 3 - Chairperson Maxwell, Board Member Silva and Board Member Ebbert

Nays: 3 - Board Member Spain, Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

A motion was made by Board Member Silva, seconded by Board Member Spain, to approve with the staff conditions and to study the one-story portion of the addition and look at a hip roof in that area and restore the screening at the front porch. This motion was denied as follows:

Yeas: 4 - Chairperson Maxwell, Board Member Silva, Board Member Ebbert and Board Member Spain

Nays: 2 - Board Member "Peggy" Rolando and Board Member Alvarez

Excused: 3 - Vice Chairperson Cuervo Dunaj, Board Member Schild and Board Member Garcia-Pons

This item will be Continued to the August 13, 2026, meeting.

IX. OLD BUSINESS

1. **City Hall -** City Hall renovations are progressing. Construction documents are 75% complete, with the 100% set expected shortly. Staff are also cataloging historic furniture and other items for relocation and eventual return to City Hall. Following procurement changes, a three-year contract is being finalized. Permitting will follow, with construction anticipated to begin in the fall.

The board discussed preserving representative historic windows for documentation and possible future replication. Members also expressed concern about replacing the original exterior doors with impact-rated wood doors, emphasizing the historic character, materials, operation, and experience of the existing entrances.

A motion was made by Board member Spain, seconded by Board member Silva, to recommend the city retain restore, and reuse in place all original exterior doors at City Hall and provide appropriate hurricane protection as an additional protective measure. This motion passed unanimously.

X. NEW BUSINESS

1. **Grant Application -** Staff worked on a Florida state grant application for the Coral Gables Museum building restoration of the exterior stone masonry work and some interior spaces that have also incurred some damage. The application was submitted this week and funding would be available July 2027.
2. **North Ponce Study -** The report is currently being reviewed by staff. Staff will present to the board late Summer/early Fall. The board requested a draft of the report.
3. **Replacement of Original Wood Doors -** Staff recommends we need to think about replacement materials.

XI. CITY COMMISSION ITEMS**XII. DISCUSSION ITEMS****XIII. ADJOURNMENT**

This meeting was Adjourned at 7:21 PM

NOTE