

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-471

A RESOLUTION OF THE CITY COMMISSION OVERRIDING THE DECISION OF THE HISTORIC PRESERVATION BOARD TO DENY A CLAIM OF UNDUE ECONOMIC HARDSHIP AND DENY THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION FOR THE PROPERTY LOCATED AT 1258 OBISPO AVENUE, A CONTRIBUTING RESOURCE IN THE "OBISPO AVENUE HISTORIC DISTRICT," LEGALLY DESCRIBED AS LOTS 1 AND 2, BLOCK 3, 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.

WHEREAS, the Historical Resources and Cultural Arts Department received a Certificate of Appropriateness application from the owners of the property located at 1258 Obispo Avenue ("Property Owner") claiming undue economic hardship and requesting design approval for the demolition of the existing residence; and

WHEREAS, on September 18, 2025, the Historical Preservation Board rejected the claim of undue economic hardship and denied the issuance of a Special Certificate of Appropriateness for the demolition of the existing residence; and

WHEREAS, on September 22, 2025, the Property Owner timely submitted a Notice of Intent to Appeal the Board's Decision to the City Clerk; and

WHEREAS, pursuant to the requirements in the Zoning Code, the City Commission considered the appeal at its October 28, 2025, City Commission meeting; and

WHEREAS, on October 28, 2025, following presentations by City staff and the Property Owner, the City Commission deferred their final decision to the November 18th, 2025 City Commission Meetings; and

WHEREAS, at the Property Owner's request, the item was again continued until the December 9, 2025, City Commission meeting; and

WHEREAS, the City Commission continued deliberation and discussion during the December 9, 2025, City Commission meeting; and

WHEREAS, after reviewing the record and decision of the Historic Preservation Board and after having given an opportunity for interested parties to be heard, the City Commission finds that the record does not contain the requisite competent substantial evidence to support the decision of the Historic Preservation Board and therefore, the decision of the Historic Preservation Board should be reversed;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

SECTION 2. That the City Commission grants the appeal and overrides the decision of the Historic Preservation Board to deny a claim of undue economic hardship and deny the issuance of a certificate of appropriateness for demolition for the property located at 1258 Obispo Avenue.

SECTION 3. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS NINTH DAY OF DECEMBER, A.D., 2025.

(Moved: Lago / Seconded: Anderson)

(Yea: Anderson, Lara, Lago)

(Nay: Castro, Fernandez)

(Majority: (3-2) Vote)

(Agenda Item: E-1)

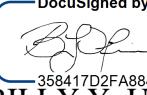
APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

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BILLY Y. URQUIA
CITY CLERK

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CRISTINA M. SUÁREZ
CITY ATTORNEY