



September 19, 2025

Mr. Javier Avila & Ms. Jennifer Ruiz
343 Majorca Avenue
Coral Gables, FL 33134

*Historical Resources &
Cultural Arts*

Re: Certificate of Appropriateness

Dear Property Owners:

2327 Salzedo Street
Coral Gables
Florida, 33134

P: 305-460-5093
E: hists@coralgables.com

On September 18, 2025, the Historic Preservation Board met to review an application for undue economic hardship and a Special Certificate of Appropriateness for demolition of the property located at 1258 Obispo Avenue. The application requests approval for the demolition to the residence. The applicant is claiming undue economic hardship.

The Historic Preservation Board reviewed the claim for undue economic hardship. A motion to adopt Staff's finding and report, and to find that the applicant has **not** met the standards for undue economic hardship accordance with Section 8-115 of the Coral Gables Zoning Code was adopted unanimously by the Historic Preservation Board.

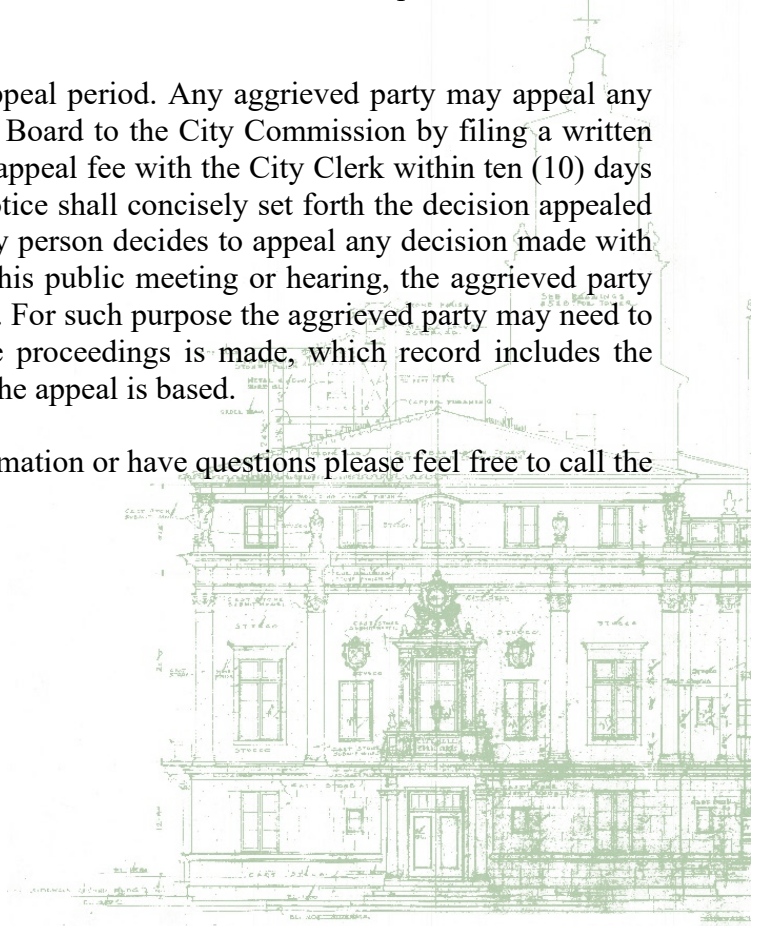
Additionally, the Historic Preservation Board unanimously found that demolition is not consistent with Secretary of the Interior's Standards for Rehabilitation as it will result in a negative and irreversible impact on the Obispo Avenue Historic District. The Board approved a motion to **deny** the application for the issuance of a special certificate of appropriateness for demolition.

Please note that there is a ten-day appeal period. Any aggrieved party may appeal any decision of the Historic Preservation Board to the City Commission by filing a written Notice of Appeal and the applicable appeal fee with the City Clerk within ten (10) days from the date of the decision. The notice shall concisely set forth the decision appealed and the grounds for the appeal. If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, the aggrieved party will need a record of the proceedings. For such purpose the aggrieved party may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Should you need any additional information or have questions please feel free to call the office.

Sincerely,


Anna C. Pernas
Historic Preservation Officer



cc: File COA (SP) 2024-027
Michael Maxwell, Chairman, Historic Preservation Board
Billy Y. Urquia, City Clerk
Douglas Ramirez, Development Services Acting Director
Jennifer Garcia, City Planner
Analyn Hernandez, Permit Clerk Supervisor