



City of Coral Gables
CITY COMMISSION MEETING
February 28, 2023

ITEM TITLE:

Case File COA (SP) 2022-034

An appeal to the Coral Gables City Commission from the decision of the Historic Preservation Board on December 21, 2022, for a Special Certificate of Appropriateness application requesting approval for the demolition of the existing residence at the property located at 1258 Obispo Avenue, a Contributing Resource within 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.

SUMMARY OF APPEAL:

The Historic Preservation Board, at a regularly scheduled meeting on Wednesday, December 21, 2022, approved a motion to deny the application for the demolition of the existing residence on the property located at 1258 Obispo Avenue, a Contributing Resource within 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. (*Ayes: 9, Nays: 0*)

Jennifer Ruiz, the “Property Owner”, is appealing that decision.

BACKGROUND:

In 2014, a Special Certificate of Appropriateness (SCOA) was approved for a one-story addition to the residence. It was not built, and the COA expired.

In 2019, a SCOA for additions and alterations to the residence and sitework was approved with conditions by the Historic Preservation Board. It was not built.

In 2021, the Historic Preservation Board reviewed a request for a revision for the removal and replacement of the roof and floor framing due to their poor condition. The Board deferred the request and suggested a structural engineer be present at the next meeting. The applicant did not return to the Board and the proposal did not proceed.

Staff met with the current owners prior to their purchase of the property and explained the outcomes of the previous Board reviews.

The Historical Resources & Cultural Arts Department received a complete Certificate of Appropriateness application on December 8, 2022, from the Property Owners requesting design approval for the demolition of the existing residence.

On December 21, 2022, the Historical Preservation Board approved a motion to deny the demolition of the existing residence as the demolition is historically inappropriate, detracts from the integrity of the historic structure and the historic district, and is inconsistent with the Secretary of the Interior's Standards for Rehabilitation. The motion passed 9-0.

On December 28, 2022, the Property Owner submitted a Notice of Intent to Appeal the Board’s Decision to the City Clerk. On February 7, 2023, the Property Owner submitted the completed appeals package to the City Clerk.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Recommendation
12/21/2022	Historic Preservation Board	Deny the application for the demolition of the existing residence at the property at 1258 Obispo Avenue (<i>Ayes: 9, Nays: 0</i>)

PUBLIC NOTIFICATION(S):

Date	
12/08/22	Notice of Public Hearing to residents 1,000 foot radius (for 12/21/2022 meeting)
12/09/22	Miami Daily Business Review (for 12/21/2022 meeting)
12/09/22	Posting of property
02/15/23	Notice of Public Hearing to residents 1,000 foot radius
02/16/23	Miami Daily Business Review (for CC meeting)

ATTACHMENT(S):

1. HPB Staff Report 1258 Obispo – December 21, 2022
2. Historic Preservation Board Minutes – December 21, 2022
3. HPB Staff and Applicant Power Point – December 21, 2022
4. Obispo Avenue Historic Designation Report
5. Igor Nunez Structural Evaluation – July 27, 2020
6. Antonio Canelas Structural Inspection – December 3, 2021
7. December 12, 2022 Excerpt Gables Historic Preservation Board Meeting