

CITY OF CORAL GABLES

PROCEDURAL ORDER

An Appeal of a decision of the Historic Preservation Board (HPB) on September 18, 2025, to deny a claim of undue economic hardship and a certificate of appropriateness for demolition of 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.

Quasi-Judicial Hearing (based on the Historic Preservation Board record)

In accordance with Sections 2-28, 2-78, and 2-80 of the City Code, the Mayor as Chair of the City Commission for purposes of the appeal, with the assistance of the City Attorney, as Parliamentarian to the City Commission, issue this procedural order with regard to the above-stated matter.

Mayor calls the item.

City Attorney reads the item into the record.

Presentation by Appellant – limited to 15 minutes and the HPB record.

Presentation by Deputy City Attorney, as counsel to Historic Preservation Board, and Historic Preservation Staff– limited to 15 minutes and the HPB record.

Questions by members of the City Commission to staff or the parties.

Public comment – limited to 2 minutes per speaker

(Note: While this is a public hearing item, public comments are not sworn testimony as Sec. 14-208.6(D) of the Zoning Code sets forth that appeals are NOT de novo, are only based on the record, and no new testimony shall be taken.)

Additional questions by members of the City Commission.

C: City Commissioners
Peter J. Iglesias, City Manager
Joe Gomez, Deputy City Manager
Carolina Vester, Assistant City Manager
Anna Pernas, Historical Resources & Cultural Arts Director
Stephanie Throckmorton, Esq., Counsel for Historic Preservation Board
Cesar Mestre, Esq., Counsel for Appellant/Property Owner
Oscar De La Rosa, Esq., Counsel for Appellant/Property Owner

