

SEPTEMBER 4, 2025
THE CITY OF CORAL GABLES
HISTORIC PRESERVATION BOARD
NOTICE OF PUBLIC HEARING

Dear Property Owner:

All interested persons are hereby notified that the Historic Preservation Board of the City of Coral Gables, Florida, will hold a virtual public hearing for the purpose of obtaining comments, suggestions, and opinions from all interested persons relative to **CASE FILE COA (SP) 2024-027**: An application for the issuance of a Special Certificate of Appropriateness for the property 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.

The application requests design approval for the demolition of the existing residence. The applicant is claiming economic hardship.

Interested persons may express their views at the hearing or file them in writing with the undersigned on or before the commencement of the hearing, which will be held before the Historic Preservation Board of the City of Coral Gables, in the **Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, commencing at 4:00 p.m. on Thursday, September 18, 2025. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Historic Preservation Board has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in. The meeting can be accessed via the following link: <https://us06web.zoom.us/j/88413827534>**

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Anna Pernas
Historic Preservation Officer

NOTE: Any person, who acts as a lobbyist pursuant to the City of Coral Gables, and the Miami-Dade County Conflict of Interest and Code of Ethics, must register with the City Clerk, prior to engaging in lobbying activities before City Staff, Boards, Committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

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.

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person requiring special accommodations for participation in the meeting because of a disability should call Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management, at (305) 722-8686 no less than five (5) working days prior to the meeting.

Further information on the above hearing matter is available in the office of the Coral Gables Historical Resources & Cultural Arts Department, 2327 Salzedo Street, 2nd Floor, Coral Gables, Florida 33134.