



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305-460-5093  
✉ [hist@coralgables.com](mailto:hist@coralgables.com)

November 29, 2023

Mr. Philippe Bibi  
Mrs. Janet Bibi  
252 Piney Point Road  
Houston, Texas 77024

Re: 930 Lugo Avenue, legally described as Lot 19 Block 3, Coral Bay Section B,  
according to the plat thereof as recorded in Plat Book 65 Page 115 of the  
public records of Miami-Dade County, Florida.

Dear Mr. & Mrs. Bibi:

Section 8-107(G) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:



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**930 Lugo Avenue, legally described as Lot 19 Block 3, Coral Bay Section B, according to the plat thereof as recorded in Plat Book 65 Page 115 of the public records of Miami-Dade County, Florida, *does not meet* the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff *will not* require review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated March 11, 2022. Please note that, pursuant to Section 14-107.5(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

Anna C. Pernas  
Historic Preservation Officer

cc: Pierson Tedeschi, 2665 South Bayshore Drive, Miami, Florida 33133  
Cesar Garcia-Pons, Chair, Historic Preservation Board  
Cristina M. Suárez, City Attorney  
Stephanie Throckmorton, Deputy City Attorney  
Gustavo Ceballos, Assistant City Attorney  
Douglas Ramirez, Development Services Assistant Director  
Jennifer Garcia, City Planner  
Analyn Hernandez, Interim Plans Processor, Lead  
Historical Significance Request Property File