



*Historical Resources and Cultural Arts*  
2327 Salzedo Street  
Coral Gables, FL 33134  
Phone: 305-460-5093  
Email: Hist@coralgables.com

## **Historic Significance Determination Letter for 208 Costanera Road**

February 1, 2024

Mr. Howard Schwartz & Ms. Andrea Jill Schwartz  
232 Andalusia Avenue, Suite 101  
Coral Gables, FL 33134

Re: 208 Costanera Road, legally described as Lot 44, Block 16, Cocoplum Section 2 Plat C, according to the Plat thereof, as recorded in Plat Book 117, at Page 65, of the Public Records of Miami-Dade County, Florida.

Dear Mr. & Mrs. Schwartz,

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 ninety (90) 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:

**208 Costanera Road, legally described as Lot 44, Block 16, Cocoplum Section 2 Plat C, according to the Plat thereof, as recorded in Plat Book 117, at Page 65 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 December 16, 2021. 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

**Copied**

- Jose M. Silva, 232 Andalusia Avenue, Coral Gables, FL 33134
- 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, P/T, Plans Coordinator Assistant
- Historical Significance Request Property File