



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

Historical Significance Determination Letter for 314 Cadima Avenue

July 23, 2026

Javier Payet Villa Garcia
314 Cadima Avenue
Coral Gables, FL 33134

Re: 314 Cadima Avenue, legally described as Lots 14 through 16 Inc, Block 23, Coconut Grove Section 1, according to the Plat thereof, as recorded in Plat Book 14, at Page 25, of the Public Records of Miami-Dade County, Florida.

Dear Property Owner,

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:

314 Cadima Avenue, legally described as Lots 14 through 16 Inc, Block 23, Coconut Grove Section 1, according to the Plat thereof, as recorded in Plat Book 14, at Page 25, of the Public Records of Miami-Dade County, Florida, *does meet* the minimum eligibility criteria for designation as a local historic landmark.

Pursuant to Article 8, Section 8-103 of the Coral Gables Zoning Code, the property may be eligible for historic designation under the following criteria:

Historical, Cultural significance

- 4. Exemplifies the historical, cultural, political, economic, or social trends of the community.*

Architectural significance

- 1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles*
- 2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction*

Please note, the final report may include additional criteria or exclude others after further research is completed.

Therefore, pursuant to Section 8-107(G) of the Coral Gables Zoning Code, consideration of the local historic landmark designation of the property has been scheduled for review by the City of Coral Gables Historic Preservation Board on Thursday, September 17, 2026. The meeting begins at 4:00 PM in Police & Fire Headquarters, 2151 Salzedo Street. The designation report and agenda will be sent to you as soon as they are available.

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,

A handwritten signature in black ink, appearing to read "Anna C. Pernas".

Anna C. Pernas
Historic Preservation Officer

Copied

- Maria F. Rodriguez, 1900 N Bayshore Drive, Miami, FL 33132
- Michael Maxwell, Chair, Historic Preservation Board
- Cristina M. Suárez, City Attorney
- Stephanie Throckmorton, Deputy City Attorney
- Gustavo Ceballos, Assistant City Attorney
- Douglas Ramirez, Development Services Interim Director
- Jennifer Garcia, Assistant Director for Planning & Zoning
- Analyn Hernandez, P/T, Plans Coordinator Manager
- Historical Significance Request Property File