




To: Dona Spain

From: Craig E. Leen, City Attorney for the City of Coral Gables 

RE: Legal Opinion Regarding Demolition Permit For Non-Historic Property

Date: February 6, 2014

I agree. They have already been determined to not be historically significant and would at most be non-contributing in the proposed district. It is my view that the letter that has been properly issued can be relied on by the City in applying the Code. Accordingly, you can proceed.

Hernandez, Cristina

From: Leen, Craig
Sent: Thursday, February 06, 2014 9:08 PM
To: Hernandez, Cristina
Cc: Thornton, Bridgette; Figueroa, Yaneris
Subject: Fwd: Segovia Street Historic District Application

Please place in the opinion folder.

Sent from my iPhone

Begin forwarded message:

From: "Leen, Craig" <cleen@coralgables.com>
Date: February 6, 2014 at 7:04:21 PM EST
To: "Spain, Dona" <dspain@coralgables.com>
Cc: "Thornton, Bridgette" <bthornton@coralgables.com>
Subject: Re: Segovia Street Historic District Application

I agree. They have already been determined to not be historically significant and would at most be non-contributing in the proposed district. It is my view that the letter that has been properly issued can be relied on by the City in applying the Code. Accordingly, you can proceed.

Sent from my iPhone

On Feb 6, 2014, at 6:09 PM, "Spain, Dona" <dspain@coralgables.com> wrote:

By the way I think I should be able to sign the demolition permit

Sent from my iPhone

On Feb 6, 2014, at 3:27 PM, "Spain, Dona"
<dspain@coralgables.com> wrote:

We received an application to designated Segovia Street from Alhambra to Bird Road as a local historic district. On October 7, 2013 I issued significance determinations on two properties (letters attached) 2909 and 2915 Segovia that fall within the boundaries of the district. These determinations are good for six months and the letter states that the Historical Resources staff will not require review by the Historic Preservation Board of an application is made for a demolition permit.

My question is, since I now have an application for that area to be a district, the Zoning Code says the following -

Section 3-1104A3

Whenever a determination is made by either the Director of the Historical Resources Department or the Historic Preservation Board that an application for historic designation shall proceed to public hearing as provided in this Division, no development permits shall be issued until the public hearing is held and a determination made on the subject designation in accordance with the provisions of Section 3-1104(C). In the case where an owner seeks a demolition permit, the public hearing shall be held at the next regularly scheduled meeting where notice can be provided.

Am I able to sign the demolition permit for these properties?

Thanks.

Dona M. Spain
Historic Preservation Officer
City of Coral Gables, Florida
(305)460-5095

<Segovia Historic District Application.pdf>

<Segovia2909.pdf>

<Segovia2915.pdf>