



City of Coral Gables
CITY COMMISSION MEETING
March 14, 2023

ITEM TITLE:

Case File LHD 2022-014

An appeal to the Coral Gables City Commission from the decision of the Historic Preservation Board on January 18, 2023, regarding a request for historic designation for the property located at 110 Phoenetia Avenue (“The Garden of Our Lord”), legally described as Lots 1 to 10 inclusive, Block 21, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at page 69, of the Public Records of Miami-Dade County, Florida.

SUMMARY OF APPEAL:

The Historic Preservation Board, at a regularly scheduled meeting on Wednesday, January 18, 2023, approved a motion to deny the application for local historic designation of the property at 110 Phoenetia Avenue, legally described as Lots 1 to 10 inclusive, Block 21, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida. (*Ayes: 6, Nays: 2*)

Bonnie D. Bolton, the “Applicant”, is appealing that decision.

BACKGROUND:

On July 21, 2021, a Historic Significance Request was submitted to the Preservation Office for a determination on whether the site at 110 Phoenetia Avenue was historically significant. On August 9, 2021, Historic Preservation Staff responded that, after careful research and study of City records and the information presented by the applicant, the property did not meet the minimum eligibility criteria for designation as a local historic landmark.

The property was purchased by the current owner on approximately November 24, 2021.

On January 28, 2022, the property owner appeared before the Development Review Committee for review of a proposed new development of the site comprising a Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Planned Area Development (PAD), Mixed-Use Site Plan, and Transfer of Development Rights Receiving Site Plan.

On August 19, 2022, Bonnie D. Bolton submitted a Historic Designation application for the site to the Historic Preservation Office. The applicant and the property owner agreed to allow Staff sufficient time to review the submittal.

On November 29, 2022, it was determined by the Historic Preservation Office that after careful research and study of City records along with information provided with the application, the property did not qualify as presented for listing as a Local Historic Landmark. Ms. Bolton was informed that the application and request should be presented to the Historic Preservation Board at the meeting of December 21, 2022.

On December 2, 2022, Ms. Bolton requested 30 days to submit an amended report as permitted by Section 8-104 A.1 of the Code. The request was granted, and a final designation report was submitted to the Preservation Office on December 29, 2022

On January 18, 2023, the Historical Preservation Board approved a motion to deny the application for local historic designation of the property as it does not meet the minimum eligibility criteria for designation as a Local Historic Landmark. The motion passed 6-2.

On February 13, 2023, the Applicant submitted the completed appeals package to the City Clerk with a request to defer the item to the March 14 City Commission meeting.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Recommendation
1/18/2023	Historic Preservation Board	Deny the application for the local historic designation of the property located at 110 Phoenetia Avenue as it does not meet the minimum eligibility criteria for designation as a Local Historic Landmark. (Ayes: 6, Nays: 2)

PUBLIC NOTIFICATION(S):

Date	
01/04/2023	Notice of Public Hearing to residents 1,000-foot radius (for 01/18/2023 meeting)
01/06/23	Miami Daily Business Review (for 01/18/2023 meeting)
01/07/23	Posting of property (for 1/18/2023 meeting)
03/03/23	Miami Daily Business Review (for CC meeting)

ATTACHMENT(S):

1. HPB Staff Report 110 Phoenetia Ave. – January 18, 2023
2. Designation Application – 110 Phoenetia Ave. December 29, 2022
3. Historic Significance Request – July 21, 2021
4. Determination of Significance Letter – August 9, 2021
5. Historic Designation Request Staff Response – November 29, 2022
6. Applicant HPB Deferral Request – December 7, 2022
7. HPB Determination – January 19, 2023
8. HPB Minutes – January 18, 2023
9. HPB Powerpoint – January 18, 2023
10. Jorge Hernandez Letter
11. Support Letters