

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-12

A RESOLUTION OF THE CITY COMMISSION OVERRIDING THE DECISION OF THE HISTORIC PRESERVATION BOARD TO DESIGNATE THE PROPERTY LOCATED AT 1414 GALIANO STREET, CORAL GABLES, FL, 33144, LEGALLY DESCRIBED AS LOT 12 & E15FT, LOT 13, BLOCK 32, CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS A LOCAL HISTORIC LANDMARK.

WHEREAS, on October 16, 2024, the Historic Preservation Board (the “Board”) considered a request to designate 1414 Galiano Street (the “Property”) as a local historic landmark; and

WHEREAS, following the property owner’s presentation against designation and much deliberation by the Board, a motion to designate the property as a historic landmark passed with a 7-1 vote; and

WHEREAS, on October 21, 2024, pursuant to Zoning Code Section 14-208.6 “Procedures for appeal,” the property owner filed a written Notice of Appeal with the City Clerk appealing the decision of the Board to designate the Property; and

WHEREAS, the hearing on property owner’s appeal was scheduled for the December 10, 2024 City Commission meeting and on November 25-26, 2024, notice of public hearing was mailed within a 1,000-foot radius of the Property; and

WHEREAS, on November 25, 2024, the City Manager granted Property Owner’s request for a deferral to the January 14, 2025 City Commission meeting; and

WHEREAS, on December 31, 2024, the legal advertisement was published for the January 14, 2025 City Commission meeting; and

WHEREAS, after reviewing the record and decision of the Historic Preservation Board and after having given an opportunity for interested parties to be heard, the City Commission finds that the record does not demonstrate that the essential requirements of law were met and that the record does not contain the requisite competent substantial evidence to support the decision of the Historic Preservation Board and therefore, the decision should be reversed;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.


SECTION 2. That the City Commission grants the appeal and overrides the decision of the Historic Preservation Board to designate the property at 1414 Galiano Street.

SECTION 3. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS FOURTEENTH DAY OF JANUARY A.D., 2025.


(Moved: Lago / Seconded: Fernandez)
(Yeas: Menendez, Anderson, Castro, Fernandez, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: E-1)

APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY