



City of Coral Gables
CITY COMMISSION MEETING
January 26, 2020

ITEM TITLE:

Case File LHD 2020-008

An appeal to the Coral Gables City Commission from the decision of the Historic Preservation Board on December 16, 2020, to designate the property located at 649 Palmarito Court, legally described as Lots 18 & 19, Block 139, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida, as a Local Historic Landmark.

SUMMARY OF APPEAL:

The Historic Preservation Board, at a regularly scheduled meeting on Wednesday, December 16, 2020, passed a resolution to designate the property at 649 Palmarito Court, legally described as Lots 18 & 19, Block 139, Coral Gables Country Club Section Part Six, according to the Plat thereof, as recorded in Plat Book 20, at Page 1 of the Public Records of Miami-Dade County, Florida (the "Property"), as a Local Historic Landmark. (*Ayes: 8, Nays: 0, Absent: 1*)

Edmund J. Zaharewicz, the "Property Owner", is appealing that decision.

BACKGROUND:

The Historical Resources & Cultural Arts Department received a Historic Significance request on August 27, 2020 from the Property Owner for the Property in connection with a request for a total demolition permit.

On October 21, 2020 the Historical Resources Department staff sought input from the Historic Preservation Board to determine if staff should proceed with a full designation report for the Property. The Historic Preservation Board provided staff with direction to prepare a full designation report.

On October 26, 2020, the Historic Preservation officer issued a letter to the Property Owner stating that the Property met the preliminary review criteria for historic designation and would proceed to a public hearing before the Historic Preservation Board for designation.

On December 16, 2020, the Historical Resources Department presented a designation report for the Property to the Historic Preservation Board. The Property Owner was present and provided a presentation against designation. After deliberation a motion was made by the Board to designate the Property a local historic landmark. The motion passed 8-0 (with one member absent).

On December 28, 2020 the Property Owner submitted a Notice of Intent to Appeal the Board's Decision to the City Clerk. On January 11, 2021 the Property Owner submitted the completed appeals package to the City Clerk.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Recommendation
12/16/2020	Historic Preservation Board	Granting of local historic designation of the property at 649 Palmarito Court (<i>Ayes: 8, Nays: 0, Absent: 1</i>)

PUBLIC NOTIFICATION(S):

Date	
12/04/20	Notice of Public Hearing to residents 1,000 foot radius (for 12/16/2020 meeting)
12/04/20	Miami Daily Business Review (for 12/16/2020 meeting)
12/05/20	Posting of property
01/15/21	Miami Daily Business Review (for CC meeting)
01/15/21	Notice of Public Hearing to residents 1,000 foot radius
02/22/20	Posting of property

ATTACHMENT(S):

1. **Historical Significance Request – August 27,2020**
2. **Historical Determination Letter – October 26, 2020**
3. **LHD 2020-008 Report for 649 Palmarito Court**
4. **Historic Preservation Board Verbatim Transcript (December 16, 2020 HPB)**
5. **Staff PowerPoint Presentation – 649 Palmarito Court (December 16, 2020 HPB)**
6. **Owners’ Presentation in Opposition to Designation of 649 Palmarito Court, December 16, 2020**
7. **Owners’ Memorandum in Opposition to Designation of 649 Palmarito Court, December 16, 2020**
8. **Letters and Emails received prior to HPB Meeting on December 16, 2020**
9. **Owner’s Letter of Appeal Memorandum – January 11, 2021**
10. **Appeal Fee Waiver Petition**