

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2023-100

A RESOLUTION OF THE CITY COMMISSION DENYING THE APPEAL FILED BY AND AFFIRMING THE DECISION OF THE HISTORIC PRESERVATION BOARD TO GRANT THE LOCAL HISTORIC DESIGNATION OF THE PROPERTY LOCATED AT 517 ARAGON AVENUE, CORAL GABLES, FLORIDA LEGALLY DESCRIBED AS LOT 17 & THE WEST 36.4 FEET OF LOT 16, BLOCK 10, CORAL GABLES SECTION “B”, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 111 OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA

WHEREAS, appellant, owner 517 Aragon LLC, along with counsel, appeared before the City Commission at its meeting on May 23, 2023 to appeal the March 15, 2023 decision of the Historic Preservation Board to designate the property located at 517 Aragon Avenue, Coral Gables, Florida as a local historic landmark; and

WHEREAS, a public hearing of the Coral Gables Historic Preservation Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard; and

WHEREAS, on March 15, 2023 the historic designation report for said property was presented to the Historic Preservation Board for consideration, during its regular meeting and the board unanimously (8-0, one member absent) approved the designation of the property as a local historic landmark, as it satisfies the “historical, cultural significance criteria” stated in Article 8, Section 8-103 of the Coral Gables Zoning Code because it exemplifies the historical, cultural, political, economic, or social trends of the community; and

WHEREAS, the Historic Preservation Board found that 517 Aragon Avenue satisfies the “architectural significance criteria” as stated in Article 8, Section 8-103 of the Coral Gables Zoning Code because is portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles; and it embodies those distinguishing characteristics of an architectural style, or period, or method of construction; and

WHEREAS, appellant was part of the hearing before the Historic Preservation Board and had ample opportunity to argue against the designation of the property as a local historic landmark; 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 decision of the Historic Preservation Board, to designate 517 Aragon Avenue a local historic landmark, was based on competent substantial evidence, that due process was properly afforded to all interested parties, and that the essential requirements of law were met, specifically, that the Historic Preservation Board appropriately applied the designation criteria; and

WHEREAS, following presentation by the appellant and City staff and following discussion the City Commission denied the appeal of the Historic Preservation Board's decision to designate 517 Aragon Avenue as a local historic Landmark, and upon a vote (5-0) upheld the decision of the Historic Preservation Board to designate 517 Aragon Avenue as a local historic landmark;

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 appeal is hereby denied, and the decision of the Historic Preservation Board is affirmed, thereby upholding the designation of 517 Aragon Avenue as a local historic landmark.

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

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF MAY, A.D., 2023.


(Moved: Castro / Seconded: Anderson)

(Yeas: Menendez, Anderson, Castro, Fernandez, Lago)

(Unanimous: 5-0 Vote)

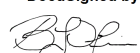
(Agenda Item: F-2)

APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS FORM AND
LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY