

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2023-98

A RESOLUTION OF THE CITY COMMISSION REMANDING THE DECISION OF THE HISTORIC PRESERVATION BOARD TO DESIGNATE 1221 MILAN AVENUE, CORAL GABLES, FL, 33144, LEGALLY DESCRIBED AS LOT 9, BLOCK 39, OF CORAL GABLES GRANADA SECTION REVISED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 113, AS A LOCAL HISTORIC LANDMARK.

WHEREAS, on June 27, 2022, the Historical Resources & Cultural Arts Department received a Historic Significance request from the owner of 1221 Milan Avenue, Coral Gables, FL 33134 (the “Property”); and

WHEREAS, on August 1, 2022, the Historical Resources & Cultural Department staff determined that the property met the eligibility criteria for designation as a local historic landmark pursuant to Article 8, Section 8-103 of the City’s Zoning Code; and

WHEREAS, on September 7, 2022, notice of the Historic Preservation Board’s public hearing on the item was mailed to residents within a 1,000-foot radius of the property; and

WHEREAS, on September 9, 2022, notice of the Historic Preservation Board’s public hearing was duly published on the Miami Daily Business Review; and

WHEREAS, pursuant to Section 3-1107(g) of the Coral Gables Zoning Code, consideration of the local landmark designation of the Property was scheduled for review by the Historic Preservation Board (the “Board”) on September 21, 2022; and

WHEREAS, the Board received multiple letters from City residents, all of which have been made part of the record, who expressed their support for the designation of the property as a historic landmark; and

WHEREAS, on September 21, 2022, the Historical Resources Department prepared and presented the Board with a designation report for the Property; and

WHEREAS, on September 21, 2022, the property owner presented before the Board and provided a presentation against historic designation of the Property; and

WHEREAS, on September 21, 2022, subsequent to 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 12, 2022, pursuant to Zoning Code Section 3-606 “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, on May 9, 2023, notice of the City Commission’s May 23, 2023, meeting wherein public hearing took place was duly mailed to residents within a 1,000 foot radius of the property; and

WHEREAS, on May 12, 2023, notice of the City Commission’s May 23, 2023, meeting wherein public hearing was to take place was published on The Miami Daily Business Review; and

WHEREAS, on May 23, 2023, the City Commission heard the appeal and found there to be insufficient evidence to affirm or deny the Board’s decision; and

WHEREAS, on May 23, 2023, after much deliberation and discussion, the City Commission remanded the matter with direction to the Board to further review the designation and provide a more detailed explanation as to the reasoning for either designating or not designating the Property 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 the adoption hereof.

SECTION 2. The City Commission hereby remands back to the Board the September 21, 2022’s decision of the Historic Preservation Board’s designating 1221 Milan Avenue, Coral Gables, Fl 33134, as a local historic landmark, and review the designation and provide a more detailed explanation as to the reasoning for either designating or not designating the Property 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: Anderson / Seconded: Menendez)


(Yeas: Anderson, Castro, Fernandez, Menendez)

(Nays: Lago)

(Majority: 4-1)


(Agenda Item: F-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