



City of Coral Gables
CITY COMMISSION MEETING
May 23, 2023

ITEM TITLE:

Case File LHD 2022-013

An appeal to the Coral Gables City Commission from the decision of the Historic Preservation Board on March 15, 2023, to designate the property located at 517 Aragon Avenue, 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 of Miami-Dade County, Florida, as a Local Historic Landmark.

SUMMARY OF APPEAL:

The Historic Preservation Board, at a regularly scheduled meeting on Wednesday, March 15, 2023, passed a resolution to designate the property at 517 Aragon Avenue, 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 of Miami-Dade County, Florida (the "Property"), as a Local Historic Landmark. (*Ayes: 8, Nays: 0, Absent: 1*)

Edward Martos (the "Applicant") is appealing that decision on behalf of 517 Aragon, LLC (Shaan Patel) the "Property Owner."

BACKGROUND:

The Historical Resources & Cultural Arts Department received a Historic Significance request on September 13, 2022 from the Property Owner for the Property. On October 19, 2022 a Historic Significance Letter was issued indicating that the property does meet the minimum eligibility requirements for designation as outlined in Article 8, Section 8-103 of the Zoning Code.

On December 9, 2023, the Historic Preservation Officer granted the Owner's request for a deferral from the Historic Preservation Board agenda until February 2023. Consideration of the Local Historic Designation of the Property was scheduled for the February 15, 2023 Historic Preservation Board meeting. At that meeting, the Board approved a motion granting the Owner's deferral request for one additional month.

On March 15, 2023, the Historical Resources Department presented a designation report for the Property to the Historic Preservation Board. The Property Owner and Applicant were 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 March 24, 2023 the Applicant submitted a Notice of Intent to Appeal the Board's Decision to the City Clerk.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Recommendation
03/24/2023	Historic Preservation Board	Granting of local historic designation of the property at 517 Aragon Avenue (<i>Ayes: 8, Nays: 0, Absent: 1</i>)

PUBLIC NOTIFICATION(S):

Date	
12/07/22	Notice of Public Hearing to residents within a 1,000 foot radius (for 12/21/2022 HPB meeting)
12/09/22	Miami Daily Business Review (for 12/21/2022 HPB meeting)
02/03/23	Notice of Public Hearing to residents within a 1,000 foot radius (for 02/15/2023 HPB meeting)
02/03/23	Miami Daily Business Review (for 02/15/2023 HPB meeting)
02/03/23	Posting of property
03/01/23	Notice of Public Hearing to residents within a 1,000 foot radius (for 03/15/2023 HPB meeting)
03/03/23	Miami Daily Business Review (for 03/15/2023 HPB meeting)
03/03/23	Posting of property
05/12/23	Miami Daily Business Review (for CC meeting)
05/09/23	Notice of Public Hearing to residents 1,000 foot radius (for CC meeting)

ATTACHMENT(S):

1. **Historic Significance Letter – October 19 2022**
2. **LHD 2022-013 Designation Report for 517 Aragon Avenue**
3. **Historic Preservation Board Minutes from December 21, 2022 Historic Preservation Board meeting**
4. **Historic Preservation Board Minutes from March 15, 2023 Historic Preservation Board meeting**
5. **Staff PowerPoint Presentation – 517 Aragon Avenue (March 15 2023 HPB)**
6. **Owner/Applicant PowerPoint Presentation (March 15 2023 HPB)**
7. **Items Handed out to HPB by Owner’s Attorney at the March 15, 2023 Board meeting**
8. **Designation reports submitted for the record by Owner’s Attorney at the March 15, 2023 Board meeting: 1700 Cortez Street, 737 Minorca Avenue, 501 Aragon Avenue,**
9. **Email in support of Local Historic Designation from HPACG**
10. **Results Letter from March 15, 2023 Historic Preservation Board meeting**
11. **HPB Resolution**
12. **Applicant’s Application for Appeal – March 24, 2023**