



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 00041584.00001
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October 21, 2024

VIA ELECTRONIC AND HAND DELIVERY

Mr. Billy Urquia
City Clerk
City of Coral Gables
405 Biltmore Way, 1st Floor
Coral Gables, FL 33134

**Re: Appeal of Historic Preservation Board Decision Regarding Case File LHD
2024-009 / 1414 Galiano Street / Notice of Appeal**

Dear Mr. Urquia:

This law firm represents CREH Galiano, LLC, (the "Appellant"), in connection with the property located at 1414 Galiano Avenue in the City of Coral Gables, Florida (the "City"). This letter shall serve as the Appellant's formal Notice of Appeal, pursuant to Section 14-208.5 of the City Code, in connection with the Historic Preservation Board's Historic Significance Determination for Case File LHD 2024-009 issued on October 16, 2024, whereby it approved a historic landmark designation for 1414 Galiano Street.

A completed and signed Application for Appeal is enclosed. Please contact me if you have any questions or would like to discuss the foregoing and please advise as to when City staff will be confirming the date of the Commission meeting so that we may coordinate the proper notice. We have already ordered a transcript of the Historic Preservation Board's hearing on this matter. Thank you for your attention and assistance with this request.

Sincerely,

Mario Garcia-Serra

cc: Ms. Anna Pernas, Historic Resources Director
Ms. Cristina Suarez, City Attorney
Ms. Stephanie Throckmorton, Deputy City Attorney



CITY OF CORAL GABLES, FLORIDA
OFFICE OF THE CITY CLERK
APPLICATION FOR APPEAL

NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

The undersigned hereby appeals the decision made by: ☐ CITY STAFF ☐ CITY BOARD

Appeal the decision of the following:

- ☐ City Staff: \$913.50
- ☐ Concurrence Determination: \$913.50
- ☐ Tree Permit: \$100
- ☐ Board of Adjustment: \$913.50
- ☐ Planning and Zoning: \$913.50
- ☐ Historic Preservation: \$913.50
- ☐ Board of Architects: \$300 (May be refunded if appeal party prevails)

Application No. if applicable: _____

Property Address: _____

Describe what is being appealed: _____

Todd Rubinstein

Signature of Applicant

Date



CITY OF CORAL GABLES, FLORIDA

OFFICE OF THE CITY CLERK

PREPARING LIST OF PROPERTY OWNERS WITHIN 1,000 FEET

Below is the format required for preparing the ownership list of real estate properties within 1,000 square feet of the subject property. This information must reflect the most current records on file in the Miami-Dade County Tax Assessor's Office.

Should you wish, you may obtain this information from a real estate consultant or from the Miami Dade County Property Appraiser Site found at the following location:

<https://gisweb.miamidade.gov/publicnotification/>

- **MAP:** A map of the property showing the radius—from the outside boundary of the site—indicating all properties within a 1,000 square foot radius.
- **Print 2 sets of labels:** The best labels to use are the ones that measure 1" x 2-5/8" each and fit 30 labels per sheet.

If you have any questions, please contact the City Clerk's Office if you need further assistance at 305-460-5210