

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2024-89**

A RESOLUTION OF THE CITY COMMISSION OVERRIDING 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 September 21, 2022, the Historic Preservation Board (the “Board”) considered a request to designate 1221 Milan Avenue (the “Property”) as a local historic landmark; and

**WHEREAS**, following 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 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; and

**WHEREAS**, the Board, at a regularly scheduled meeting on Wednesday, March 20, 2024, again heard presentations by the property owner and staff as to the designation, and ultimately the Board unanimously adopted a resolution to designate the Property as a local historic landmark; and

**WHEREAS**, the property owner appealed the Board’s March 20, 2024 decision;  
and

**WHEREAS**, pursuant to the requirements in the Zoning Code, the City Commission considered the appeal at its May 7, 2024 City Commission meeting; 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 record does not contain the requisite competent substantial evidence to support the decision of the Historic Preservation Board and therefore, the decision should be reversed;

**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 passage and adoption hereof.

**SECTION 2.** That the City Commission grants the appeal and overrides the decision of the Historic Preservation Board to designate the property at 1221 Milan Avenue.

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

PASSED AND ADOPTED THIS SEVENTH DAY OF MAY, A.D., 2024.

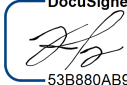
(Moved: Fernandez / Seconded: Anderson)

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

(Unanimous: 5-0 Vote)

(Agenda Item: E-1)

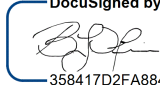
APPROVED:


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VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

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BILLY Y. URQUIA  
CITY CLERK

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CRISTINA M. SUÁREZ  
CITY ATTORNEY