

HISTORIC PRESERVATION BOARD
CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. HPR337-LHD2022-014

A RESOLUTION DENYING THE DESIGNATION AS A LOCAL HISTORIC LANDMARK THE PROPERTY LOCATED AT 110 PHOENETIA AVENUE, CORAL GABLES, FLORIDA, LEGALLY DESCRIBED AS LOTS 1 TO 10 INCLUSIVE, BLOCK 21, CORAL GABLES DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 69, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND REPEALING ALL RESOLUTIONS INCONSISTENT HEREWITH.

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 July 21, 2021, a Historic Significance Request was submitted to the Preservation Office for a determination on whether the site at 110 Phoenetia Avenue was historically significant; and

WHEREAS, on August 9, 2021, Historic Preservation Staff responded that, after careful research and study of City records and the information presented by the applicant, the property did not meet the minimum eligibility criteria for designation as a local historic landmark; and

WHEREAS, on January 28, 2022, the property owner appeared before the Development Review Committee for review of a proposed new development of the site comprising a Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Planned Area Development (PAD), Mixed-Use Site Plan, and Transfer of Development Rights Receiving Site Plan; and

WHEREAS, on August 19, 2022, Bonnie D. Bolton (the Appellant) submitted a Historic Designation application for the site to the Historic Preservation Office; and

WHEREAS, on November 29, 2022, it was determined by the Historic Preservation Office that after careful research and study of City records along with information provided with the application, the property did not qualify as presented for listing as a Local Historic Landmark; and

WHEREAS, On December 2, 2022, the Appellant requested 30 days to submit an amended report as permitted by Section 8-104 A.1 of the Code; and,

WHEREAS, a final designation report was submitted to the Preservation Office on December 29, 2022; and,

WHEREAS, a Designation Report, Case File LHD 2022-014, prepared by the Historic Landmark Officer, shall by reference be made part of this resolution; and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the subject property does not meet the criteria set forth in Article 8, Section 8-103 of the Zoning Code of the City of Coral Gables, and denied its designation as a "Local Historic Landmark;" and

WHEREAS, the legal description of the property is as follows: Lots 1 to 10 inclusive, Block 21, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at page 69, of the Public Records of Miami-Dade County, Florida; and,

WHEREAS, a motion to approve the historic designation of the subject property was offered by John Fullerton and seconded by Michael Maxwell and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Alicia Bache-Wiig	Nay
Xavier Durana	Nay
Bruce Ehrenhaft	Nay
John Fullerton	Aye
Cesar Garcia-Pons	Nay
Michael Maxwell	Aye
Albert Menendez	Nay
Dona Spain	Nay

WHEREAS, a motion to deny the historic designation of the subject property was offered by Dona Spain and seconded by Cesar Garcia-Pons and upon a poll of the members present the vote was as follows:

<u>Board Member</u>	<u>Vote</u>
Alicia Bache-Wiig	Aye
Xavier Durana	Aye
Bruce Ehrenhaft	Aye
John Fullerton	Nay
Cesar Garcia-Pons	Aye
Michael Maxwell	Nay
Albert Menendez	Aye
Dona Spain	Aye

NOW THEREFORE BE IT RESOLVED, by the Historic Preservation Board of the City of Coral Gables that the Historic Preservation Board on January 18, 2023, has DENIED the designation of 110 Phoenetia Avenue, Coral Gables, Miami-Dade County, Florida as a Local Historic Landmark pursuant to the City of Coral Gables Historic Preservation Ordinance – Article 8 of the Coral Gables Zoning Code.

BE IT FURTHER RESOLVED, that this denial is predicated on all the above recitations, which are incorporated herein, being true and correct, but if any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

Any aggrieved party desiring to appeal a decision of the Historic Preservation Board shall, within ten (10) days from the date of such decision, file a written Notice of Appeal with the City Clerk.

PASSED AND ADOPTED THIS EIGHTEENTH DAY OF JANUARY, A.D., 2023.

ALBERT MENENDEZ
CHAIRMAN,
HISTORIC PRESERVATION BOARD

ATTEST:

WARREN ADAMS
HISTORIC LANDMARK OFFICER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

GUSTAVO CEBALLOS,
ASSISTANT CITY ATTORNEY