



City of Coral Gables
CITY COMMISSION MEETING
May 23, 2023

ITEM TITLE:

Case File LHD 2022-007

An appeal to the Coral Gables City Commission from the decision of the Historic Preservation Board on March 20, 2024, to designate the property located at 1221 Milan Avenue, legally described as Lot 9, Block 39, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 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, September 21, 2022, passed a resolution to designate the property at 1221 Milan Avenue, legally described as Lot 9, Block 39, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida (the "Property"), as a Local Historic Landmark. (*Ayes: 7, Nays: 1, Absent: 1*)

Peter Saliamonas, the "Property Owner," appealed that decision.

The City Commission, at a regularly scheduled meeting on Tuesday, May 23, 2023, passed a resolution to remand back to the Historic Preservation Board the September 21, 2022's decision designating 1221 Milan Avenue, Coral Gables, FL 33134, as a local historic landmark, to 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. (*Ayes: 4, Nays: 1*)

The Historic Preservation Board, at a regularly scheduled meeting on Wednesday, March 20, 2024, passed a resolution to designate the property located at 1221 Milan Avenue, legally described as Lot 9, Block 39, Coral Gables Granada Section Revised, according to the Plat thereof, as recorded in Plat Book 8, at Page 113 of the Public Records of Miami-Dade County, Florida, as a Local Historic Landmark. The Board provided a summary of how the property met the recommended designation criteria. (*Ayes: 6, Nays: 0, Absent: 3*)

Peter Saliamonas, the "Property Owner," is appealing that decision.

BACKGROUND:

The Historical Resources & Cultural Arts Department received a Historic Significance request on June 27, 2022 from the Property Owner for the Property. On August 1, 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 September 21, 2022, the Historical Resources Department presented a designation report for the Property to the Historic Preservation Board. The Property Owner was 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 7-1 (with one member absent).

On September 29, 2022 the Property Owner submitted a Notice of Intent to Appeal the Board's Decision to the City Clerk. On October 12, 2022 the Property Owner submitted the completed appeals package to the City Clerk.

On May 23, 2023, the Property Owner presented an appeal to the City Commission followed by a presentation from staff. A motion was made to remand back to the Historic Preservation Board the September 21, 2022's decision designating 1221 Milan Avenue, 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. *(Ayes: 4, Nays: 1)*

On March 20, 2024, the Historical Resources Department presented a designation report for the Property to the Historic Preservation Board. The Property Owner and his representatives were present and provided a presentation against designation. After further discussion, a motion was made by the Board to designate the Property a local historic landmark. The motion was passed 6-0, with three members absent.

On March 25, 2024 the Property Owner submitted a Notice of Intent to Appeal the Board's Decision to the City Clerk.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):		
Date	Board/Committee	Recommendation
09/21/2022	Historic Preservation Board	Granting of local historic designation of the property at 1221 Milan Avenue <i>(Ayes: 7, Nays: 1, Absent: 1)</i>
05/23/2023	City Commission	Remanding back to the Historic Preservation Board the September 21, 2022 decision designating 1221 Milan Avenue, as a local historic landmark. <i>(Ayes: 4, Nays: 1)</i>
03/20/2024	Historic Preservation Board	Granting of local historic designation of the property at 1221 Milan Avenue <i>(Ayes: 6, Nays: 0, Absent: 3)</i>

PUBLIC NOTIFICATION(S):

Date	
09/07/22	Notice of Public Hearing to residents within a 1,000 foot radius (for 09/21/2022 HPB meeting)
09/09/22	Miami Daily Business Review (for 09/21/2022 HPB meeting)
09/09/22	Posting of property (for 09/21/2022 HPB meeting)
05/12/23	Miami Daily Business Review (for 05/23/23 CC meeting)
05/09/23	Notice of Public Hearing to residents 1,000 foot radius (for 05/23/23 CC meeting)
03/04/24	Community Newspaper (for 03/20/2024 HPB)
03/06/24	Notice of Public Hearing to residents within a 1,000 foot radius (for 03/20/2024 HPB meeting)
03/08/24	Posting of property (for 03/20/2024 HPB meeting)
04/22/24	Community Newspaper (for 05/07/24 CC Meeting)
04/23/24	Notice of Public Hearing to residents 1,000 foot radius (for 05/07/2024 CC meeting)

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
Total:	\$0		
Fiscal Impact: Regardless of the outcome of the appeal, the proposed variance will not have any fiscal impact.			

ATTACHMENT(S):

- 1. City Commission Resolution – May 23, 2023**
- 2. Historical Determination Letter – August 1, 2022**
- 3. 2 LHD 2022-007 Designation Report for 1221 Milan Avenue (March 20, 2024 HPB)**
- 4. Historic Preservation Board Verbatim Transcript (March 20, 2024 HPB)**
- 5. Staff PowerPoint Presentation – 1221 Milan Avenue (March 20, 2024 HPB)**
- 6. Property Owner PowerPoint Presentation (March 20, 2024)**
- 7. Richard Heisenbottle PowerPoint Presentation (March 20, 2024)**
- 8. Public Comment received of Local Historic Designation**
- 9. Result Letter from the March 20, 2024 Historic Preservation Board meeting**
- 10. Owner’s Application for Appeal – March 25, 2024**
- 11. Historic Preservation Board Verbatim Transcript (September 21, 2022 HPB)**
- 12. Staff PowerPoint Presentation – 1221 Milan Avenue (September 21, 2022 HPB)**
- 13. Items Handed out to HPB by Applicant at the September 21, 2022 Board meeting**
- 14. Letter and Emails in support of Local Historic Designation**
- 15. Results Letter from September 21, 2022 Historic Preservation Board meeting**
- 16. Owner’s Application for Appeal – October 12, 2022**