

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2023-47

A RESOLUTION OF THE CITY COMMISSION DENYING THE APPEAL AND AFFIRMING THE DECISION OF THE HISTORIC PRESERVATION BOARD TO NOT GRANT A LOCAL HISTORIC LANDMARK DESIGNATION TO THE PROPERTY LOCATED AT 110 PHOENETIA, LEGALLY DESCRIBED AS LOTS 1 TO 10, BLOCK 21, CORAL GABLES DOUGLAS SECTION, AT PLAT BOOK 25, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WHEREAS, on July 21, 2021, a Historic Significance Request was submitted to the Historic Preservation Office for a determination on whether the property located at 110 Phoenetia Avenue, Coral Gables, Florida (the “Property”) was historically significant; and

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

WHEREAS, on August 19, 2022, Bonnie D. Bolton (Applicant/Appellant) submitted a Historic Designation application for the Property 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 still did not qualify for a Local Historic Landmark designation; and

WHEREAS, pursuant to the City’s Zoning Code, the Appellant was permitted to present their designation report directly to the Historic Preservation Board for consideration after the Historic Preservation staff had determined that it did not meet the criteria for designation and accordingly would not seek designation; and

WHEREAS, on January 18, 2023, the Appellant prepared and presented a historic designation report for the Property to the Historic Preservation Board for consideration, during its regular meeting and the Historic Preservation Board denied the request for historic designation of the Property as a local historic landmark (6-2,

one member absent), based on the criteria in Article 8, Section 8-103 of the Coral Gables Zoning Code, finding that the Property is not historically significant because it does not meet any of the criteria for designation; and

WHEREAS, Appellant was part of the hearing before the Historic Preservation Board and had ample opportunity to argue for the designation of the Property as a local historic landmark; and

WHEREAS, Appellant timely submitted a completed appeals package to the City Clerk requesting to appeal the decision of the Historic Preservation Board denying historic landmark designation for the Property; and

WHEREAS, Appellant appeared before the City Commission at its meeting of March 14, 2023 to appeal the January 18, 2023 decision of the Historic Preservation Board to not designate the Property as a local historic landmark; 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 decision of the Historic Preservation Board, to not designate the Property a local historic landmark, was based on competent substantial evidence, that due process was properly afforded to all interested parties, and that the essential requirements of law were met, specifically, that the Historic Preservation Board appropriately applied the designation criteria; and

WHEREAS, a motion to deny the appeal of the Historic Preservation Board's decision to not designate the Property a local historic landmark was made by Vice-Mayor Michael Mena, seconded by Commissioner Jim Cason, and upon a vote (4-0), approved by the City Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. 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 adoption hereof.

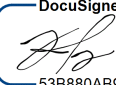
SECTION 2. That the appeal is hereby denied and the decision of the Historic Preservation Board is affirmed, thereby upholding the decision to not designate the Property a local historic landmark.

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

PASSED AND ADOPTED THIS FOURTEENTH DAY OF MARCH, A.D.,
2023.

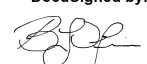
(Moved: Mena / Seconded: Cason)
(Yeas: Cason, Mena, Menendez, Lago)
(Abstentions: Anderson)
(Unanimous: 4-0 Vote)
(Agenda Item: F-1)

APPROVED:

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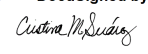
VINCE LAGO
MAYOR

ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

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CRISTINA M. SUÁREZ
CITY ATTORNEY