



City of Coral Gables
CITY COMMISSION MEETING
January 14, 2025

ITEM TITLE:

Case File LHD 2024-009

An appeal to the Coral Gables City Commission from the decision of the Historic Preservation Board on October 16, 2024, to designate the property located at 1414 Galiano Street, legally described as Lot 12 and the East 15 Feet of Lot 13, Block 32, 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, as a Local Historic Landmark.

SUMMARY OF APPEAL:

The Historic Preservation Board, at a regularly scheduled meeting on Wednesday, October 16, 2024, passed a resolution to designate the property at 1414 Galiano Street, legally described as Lot 12 and the East 15 Feet of Lot 13, Block 32, 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 (the "Property"), as a Local Historic Landmark. (*Ayes: 7, Nays: 1, Absent: 1*)

Mario Garcia-Serra, on behalf of the "Property Owner," CREH GALIANO, LLC, is appealing that decision.

BACKGROUND:

The Historical Resources & Cultural Arts Department received a Historic Significance request on May 23, 2024 from the Property Owner for the Property. On July 5, 2024 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. Therefore, pursuant to Section 8-107(G) of the Coral Gables Zoning Code, consideration of the local historic landmark designation of the property was scheduled for review by the City of Coral Gables Historic Preservation Board on Wednesday, September 18, 2024.

On September 16, 2024, the Historic Preservation Officer granted the Owner's request for a deferral from the Historic Preservation Board agenda until October 2024. Consideration of the Local Historic Designation of the Property was scheduled for the October 16, 2024 Historic Preservation Board meeting.

On October 16, 2024, the Historical Resources Department presented a designation report for the Property to the Historic Preservation Board. The Property Owner, Property Owner's representative and witnesses, were present and provided a presentation against designation. After a lengthy 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 October 21, 2024 the Property Owner submitted a Notice of Intent to Appeal the Board's Decision to the City Clerk. The appeal hearing was scheduled for the December 10, 2024 City Commission Meeting, at the Property Owner's request.

On November 25, 2024, the City Manager granted the Property Owner's request for a deferral from the December 10th City Commission agenda until the January 14, 2025 City Commission meeting.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Recommendation
10/16/2024	Historic Preservation Board	Granting of local historic designation of the property at 1414 Galiano Street (<i>Ayes: 7, Nays: 1, Absent: 1</i>)

PUBLIC NOTIFICATION(S):

Date	
10/02/24	Notice of Public Hearing to residents within a 1,000 foot radius for 10/16/2024 HPB meeting
10/03/24	Miami's Community News for 10/16/2024 HPB meeting
10/08/24	Posting of property for 10/16/2024 HPB meeting
11/27/24	Legal Ad Published for 12/10/24 CC meeting
11/25/24 – 11/26/24	Notice of Public Hearing mailed to residents 1,000 foot radius for CC meeting
12/31/24	Legal Ad Published for 1/14/24 CC meeting

ATTACHMENT(S):

1. Historical Significance Determination Letter – July 5, 2024
2. LHD 2024-009 Designation Report for 1414 Galiano Street
3. Historic Preservation Board Verbatim Transcript (October 16, 2024 HPB)
4. Staff PowerPoint Presentation – 1414 Galiano Street (October 16, 2024 HPB)
5. Property Owner PowerPoint Presentation – 1414 Galiano (October 16, 2024 HPB)
6. Letter and Emails in support of Local Historic Designation
7. Results Letter from October 16, 2024 Historic Preservation Board meeting
8. Draft HPB Resolution
9. Owner's Application for Appeal – October 21, 2024
10. Historic Preservation Board October 16, 2024 Meeting Agenda
11. Historic Preservation Board October 16, 2024 Meeting Minutes
12. Property Owner Submittal – Presentation Summary (October 16, 2024 HPB)
13. Property Owner Submittal – Reference Photos (October 16, 2024 HPB)
14. Property Owner Submittal – Research Packet (October 16, 2024 HPB)