



City of Coral Gables
CITY COMMISSION MEETING
September 25, 2025

ITEM TITLE:

Resolution. Modification to a Municipal Facility.

A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," approving the location of the Gondola Building, located at the site of Biltmore Hotel Golf Course, Coral Gables, Florida; a lengthy legal description is on file; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

HISTORIC PRESERVATION BOARD:

On December 19, 2024, the Historic Preservation Board considered and approved an application for the issuance of a special certificate of appropriateness for the design proposal demolition and reconstruction of the Gondola building in its original location on the property located at 1200 Anastasia Avenue.

On August 14, 2025, City staff presented an update on the proposed Gondola building work to the Historic Preservation Board, primarily to inform the Board the City would be proceeding to a public hearing at the City Commission pursuant to Section 1-104 of the Zoning Code as the City wished to relocate the Gondola building to a new location on the property located at 1200 Anastasia Avenue. The Historic Preservation Board was not in favor of the proposed location.

BRIEF HISTORY:

The construction of the Biltmore Hotel began in 1924. The Gondola building is an original accessory structure of the Biltmore Hotel Complex. Gondolas provided Biltmore Hotel guests access to Tahiti Beach and Biscayne Bay. The Biltmore Hotel Complex was designated a national landmark in 1996.

The City is the recipient of a grant from the State of Florida, Department of State, Division of Historical Resources for the reconstruction of the Gondola building. The relocation of the building is being proposed for the following reasons:

- **Accessibility** to the public from Bird Road.
- **Minimal disruption** to golfing activities during and after construction.
- **Increased safety** for golf players, construction workers, and future patrons.
- **Improved access** for construction equipment and personnel.
- **Reduced risk of damage** to a nationally recognized golf course due to construction activities.

The proposed new location is supported by the Biltmore Hotel's operations. Additionally, the structure will be situated by the canal as this site has been approved by the grantor for the rebuilding of the Gondola Building.

The City Commission is reviewing the proposed location of the Gondola Building as a modification to a city facility, in accordance with Section 1-104 of the Zoning Code, which allows City Facilities to not be subject to the Zoning Code.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATIONS:

Date	Form of Notification
09.12.25	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for City Commission meeting.
09.15.25	City Commission legal advertisement.
09.18.25	Property Posted for City Commission meeting.
09.19.25	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact:

The approval of the modification to the municipal facility could result in savings within the Gondola Building rebuilding budget.

EXHIBITS:

- A. Draft Resolution
- B. Proposed Location