



City of Coral Gables Staff Report

Property: City Hall

Applicant: City of Coral Gables

Application: Modification to a Municipal Facility

Public Hearing: City Commission

Date & Time: **July 1, 2025, 9:00 a.m.**

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Application request for review of a modification of a city-owned facility known as City Hall located at 405 Biltmore Way, Coral Gables, Florida. The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," granting approval of the window replacement for the City Hall Complex, located at 405 Biltmore Way, legally described as Tracts B & C, Coral Gables Biltmore Section Revised, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

A modification to a City Facility requires one public hearing, and approval via Resolution by the City Commission.

2. APPLICATION SUMMARY

Project Information

The City of Coral Gables has initiated a window replacement project at City Hall. Officially opened to the public on February 28, 1928, City Hall has undergone only minor modifications and general repairs over the years. This project aims to replace the windows with new units that replicate the existing ones in type, configuration, and operation, in order to preserve the building's historical and architectural integrity.

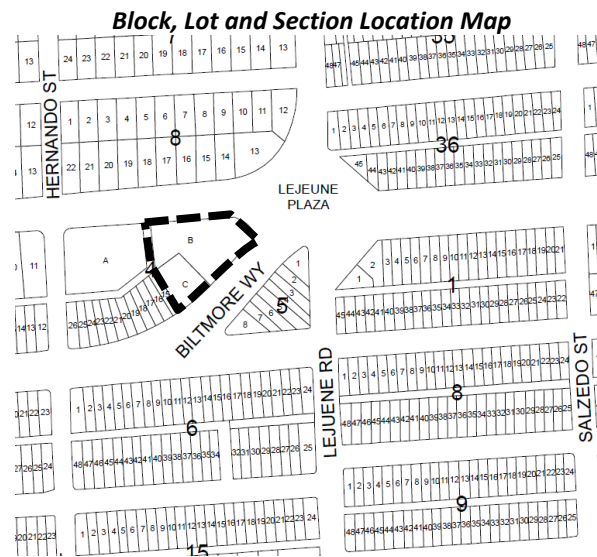
On March 12, 2019, Ordinance No. 2019-13 was adopted which allows City Facilities not to be subject to the Zoning Code and provided the City flexibility in siting or modifying its own City Facilities.

The City Commission will be reviewing the proposed project 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.

Project Location

The project site at approximately 47,481 sq. ft. is currently occupied by the historic City Hall, located at

405 Biltmore Way, on the west corner of SW 42nd Ave and SW 24th Street and Biltmore Way. It is terminated west vista of Miracle Mile. It has a Land Use Designation of Public Buildings and Grounds. It is currently zoned Special Use District. Location map shown below:



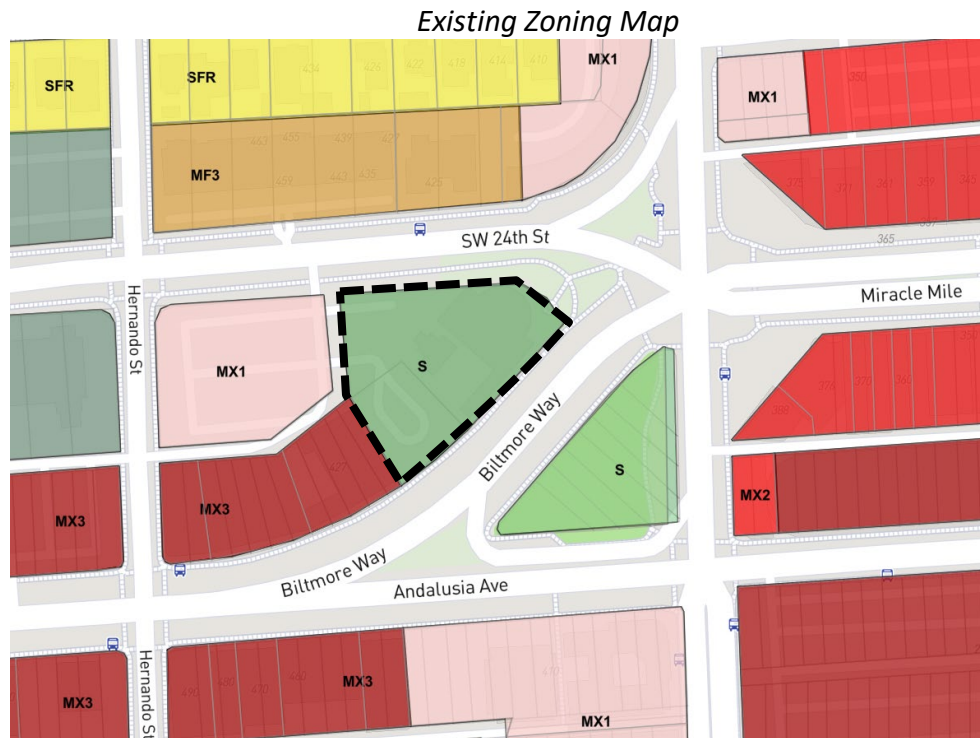
The following tables provide the subject property's designations and surrounding land uses:

Existing Property Designations

Comprehensive Plan Map designation	Public Buildings and Grounds
Zoning Map designation	Special Use District
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Multi family residential	Multi-Family Low Density	Multi-Family 3 (MF3)
South	Public park	Park and Recreational Use	Special Use (S)
East	Retail/Restaurants	Commercial High-Rise Intensity	Mixed Use 2 (MX2)
West	Office and commercial	Commercial High-Rise Intensity	Mixed Use 3 (MX3)



3. REVIEW TIMELINE / PUBLIC NOTICE

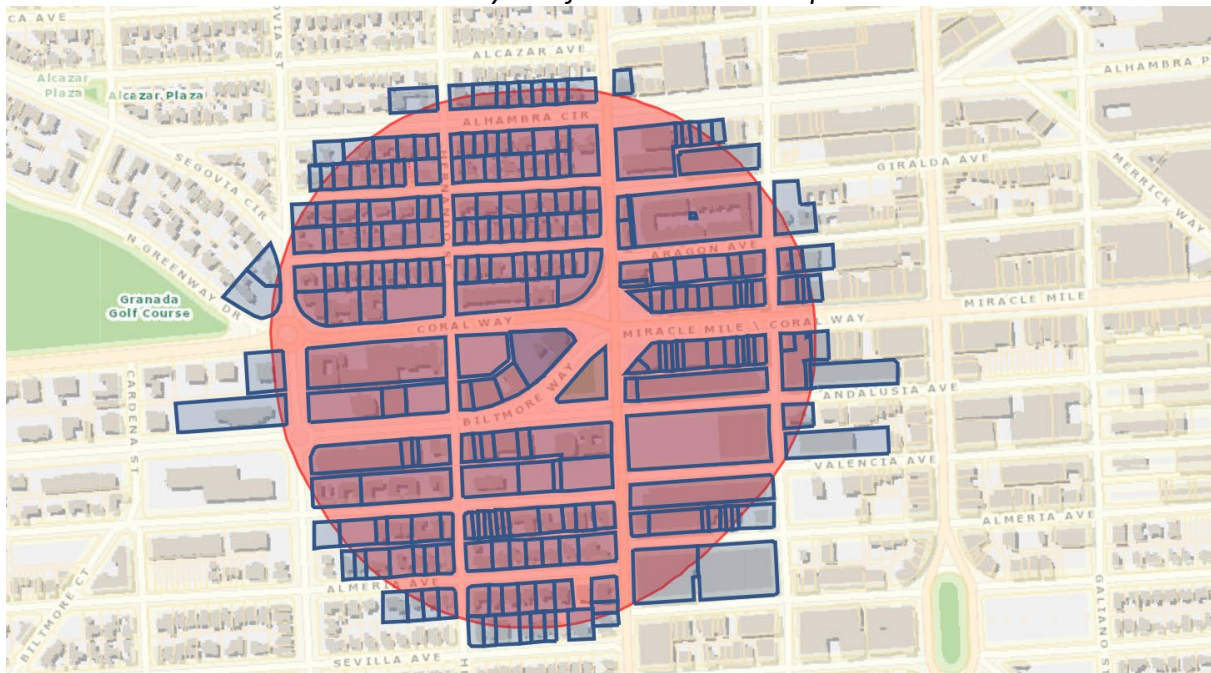
City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Historic Preservation Board	12.19.24
Historic Preservation Board	06.12.25
City Commission	07.01.25

Public Notification and Comments

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on June 18, 2025. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. A copy of the legal advertisement and courtesy notice are provided as Attachments B. A map of the notice radius is provided below.

Courtesy Notification Radius Map

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	06.20.25
Posted property	06.20.25
Mailed notification	06.17.25
Posted agenda and Staff report on City web page	06.24.25

City Facility Review

The City of Coral Gables submitted an application for 405 Biltmore Way, legally described as Tracts B and C, Biltmore Section, commonly known as City Hall. The modification to the facility replaces the windows with new units that replicate the existing ones in type, configuration, and operation.

On March 12, 2019, Ordinance No. 2019-13 was adopted which allows City Facilities not to be subject to the Zoning Code when it supports the needs of the community. The City Commission is now authorized to review and approve a site plan and modifications.

4. FINDINGS OF FACT

This section of the report presents City Staff's evaluation of the Application and Findings of Facts.

The City's Zoning Code Article 1, "General Provision," Section 1-104, "Jurisdiction and applicability"

provides for the following:

“At the public hearing, the City Commission shall consider, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, alternative locations for the facility and the nature of the impact of the facility on the surrounding property. After considering these factors, the City Commission shall take such action as is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of the City of Coral Gables.”

Staff’s Findings: Staff finds the Application satisfies the provisions of the Zoning Code for a modification of a City Facility as the intent of the modification to replace the windows with new units aims to preserve the building’s historical and architectural integrity. The proposed window units replicate the existing ones in type, configuration, and operation.

5 . STAFF RECOMMENDATION

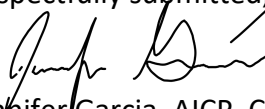
Based upon the complete Findings of Fact contained within this report, staff recommends **Approval.**

6 . ATTACHMENTS

A. Courtesy notice.

Please visit the City’s webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A

Assistant Director of Development Services
for Planning & Zoning
City of Coral Gables, Florida



City of Coral Gables Public Hearing Notice

Applicant:	City of Coral Gables
Application:	City Hall Window Replacement
Property:	405 Biltmore Way (Folio No.: 03-4117-013-0020)
Public Hearing - Date/Time/ Location:	CITY COMMISSION Tuesday, July 1, 2025, 9:00 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, City Commission will conduct a Public Hearing on **Tuesday, July 1, 2025** on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

The City of Coral Gables has initiated a window replacement project at City Hall. Officially opened to the public on February 28, 1928, City Hall has undergone only minor modifications and general repairs over the years. This project aims to replace the windows with new units that replicate the existing ones in type, configuration, and operation, in order to preserve the building's historical and architectural integrity. The City Commission will be reviewing the proposed project 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. The following request requires one public hearing before the City Commission (Resolution format):

A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," granting approval of the window replacement for the City Hall Complex, located at 405 Biltmore Way, legally described as Tracts B & C, Coral Gables Biltmore Section Revised, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

Additional information may be found at www.coralgables.com. Please forward to other interested parties.

The meeting will also be via Zoom at www.zoom.us/j/3054466800. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 305 446 6800.

Sign up to receive future public notices via email at <https://shorturl.at/N3X6w>.

Sincerely,

City of Coral Gables, Florida