

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2021-303

A RESOLUTION OF THE CITY COMMISSION GRANTING AD VALOREM TAX EXEMPTION FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 4209 SANTA MARIA STREET, A LOCAL HISTORIC LANDMARK AND CONTRIBUTING RESOURCE WITHIN THE SANTA MARIA STREET HISTORIC DISTRICT, LEGALLY DESCRIBED AS LOTS 11 AND 12, BLOCK 96, CORAL GABLES COUNTRY CLUB SECTION PART 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, AT PAGE 55 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WHEREAS, on November 10, 1981, the property located at 4209 Santa Maria Street, legally described as Lots 11 and 12, Block 96, Coral Gables Country Club Section Part 5, according to the Plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida, was designated as a local historic landmark (the “Property”); and

WHEREAS, on June 18, 2015, the Historic Preservation Board approved a Special Certificate of Appropriateness for design approval for additions and alterations to the residence at the Property; and

WHEREAS, on June 21, 2018, the Historic Preservation Board approved a revision to the original Special Certificate of Appropriateness for modification of previously approved shutters and the installation of louvers in lieu of screen doors; and

WHEREAS, Article 8, Sections 8-118 through 8-124 of the Coral Gables Zoning Code allows for tax exemptions for the restoration, renovation, or rehabilitation of historic properties; and

WHEREAS, the exemption shall apply to one hundred percent (100%) of the assessed value of all improvements to historic properties which result from restoration, renovation or rehabilitation; and

WHEREAS, on October 12, 2021, the Historic Preservation Board adopted a Resolution requesting that the City Commission adopt a Resolution authorizing Ad Valorem tax relief for the Property; and

WHEREAS, the City Commission finds that the property located at 4209 Santa Maria Street, a Local Historic Landmark and Contributing Resource within the Santa Maria Street Historic District, meets the requirements of Sections 8-118 through 8-124 of the Coral Gables Zoning Code and qualifies for the tax exemptions discussed therein;

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 an Ad Valorem Tax Exemption is hereby granted by the City Commission in connection with the improvements on the property owned by Ricardo Gutierrez and Beatriz Bravo located 4209 Santa Maria Street, a Local Historic Landmark and Contributing Resource within the Santa Maria Street Historic District, legally described as Lots 11 and 12, Block 96, Coral Gables Country Club Section Part 5, according to the plat thereof, as recorded in Plat Book 23, at Page 55 of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (SP) 2015-005, was granted design approval by the Historic Preservation Board on June 18, 2015.

SECTION 3. That in accordance with the exemption herein granted, the Coral Gables Property Tax shall be and is hereby waived for a period of ten (10) years expiring on October 12, 2031, on the increased value of the improved portions of the subject property, pursuant to the provisions of Article 8, Sections 8-118 through 8-124 of the Coral Gables Zoning Code.

SECTION 4. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWELFTH DAY OF OCTOBER, A.D., 2021.
(Moved: Menendez / Seconded: Anderson)
(Yeas: Menendez, Anderson, Fors, Jr., Mena, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: 2-2)


APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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BILLY Y. URQUIA
CITY CLERK

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MIRIAM SOLER RAMOS
CITY ATTORNEY