



City of Coral Gables Staff Report

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| Property: | <u>City Hall</u> |
| Applicant: | City of Coral Gables |
| Application: | Modification to a Municipal Facility |
| Public Hearing: | City Commission |
| Date & Time: | December 9, 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 restoration and renovation plan 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 restoration and renovation project for City Hall. On December 10, 2024, the City Commission adopted Resolution No. 2024-280, awarding RFQ 2024-008 for Assessment and Design Services for the City Hall Restoration and Renovation to R.J. Heisenbottle Architects, P.A. Subsequently, on October 28, 2025 the City Commission was presented with the restoration plan for City Hall, and the City Commission adopted Resolution No. 2025-418, directing the City Manager to proceed with the restoration plan for City Hall.

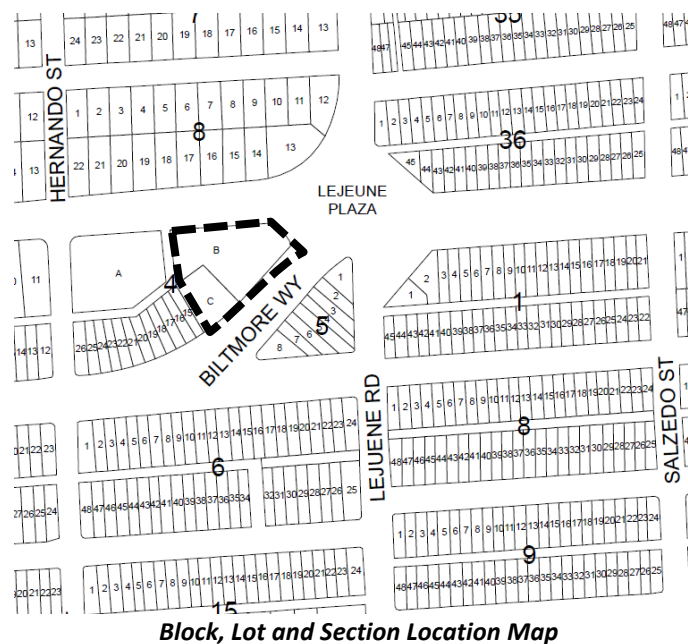
The proposed project includes the Garden Courtyard, exterior repairs, and restoration of the Commission Chamber. Its overall purpose is to preserve and maintain City Hall at the highest standard, restore key elements to their original design, address deterioration, and remove incompatible additions made over the years.

On November 20, 2025, the proposed project was presented to the Historic Preservation Board as a discussion item. The consulting team delivered the presentation and addressed questions and clarifications raised by Board members.

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 the intersection of LeJeune Road and Coral Way and Biltmore Way. It is the 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

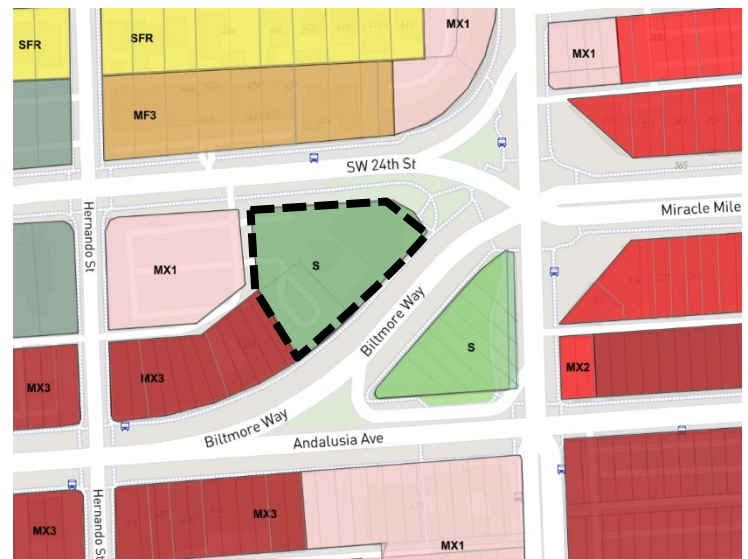
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|--|------------------------------|
| Comprehensive Plan Map designation | Public Buildings and Grounds |
| Zoning Map designation | Special Use District |
| Within Coral Gables Redevelopment Infill District (GRID) | Yes |

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) |



Existing Future Land Use Map



Existing Zoning Map

3. REVIEW TIMELINE / PUBLIC NOTICE

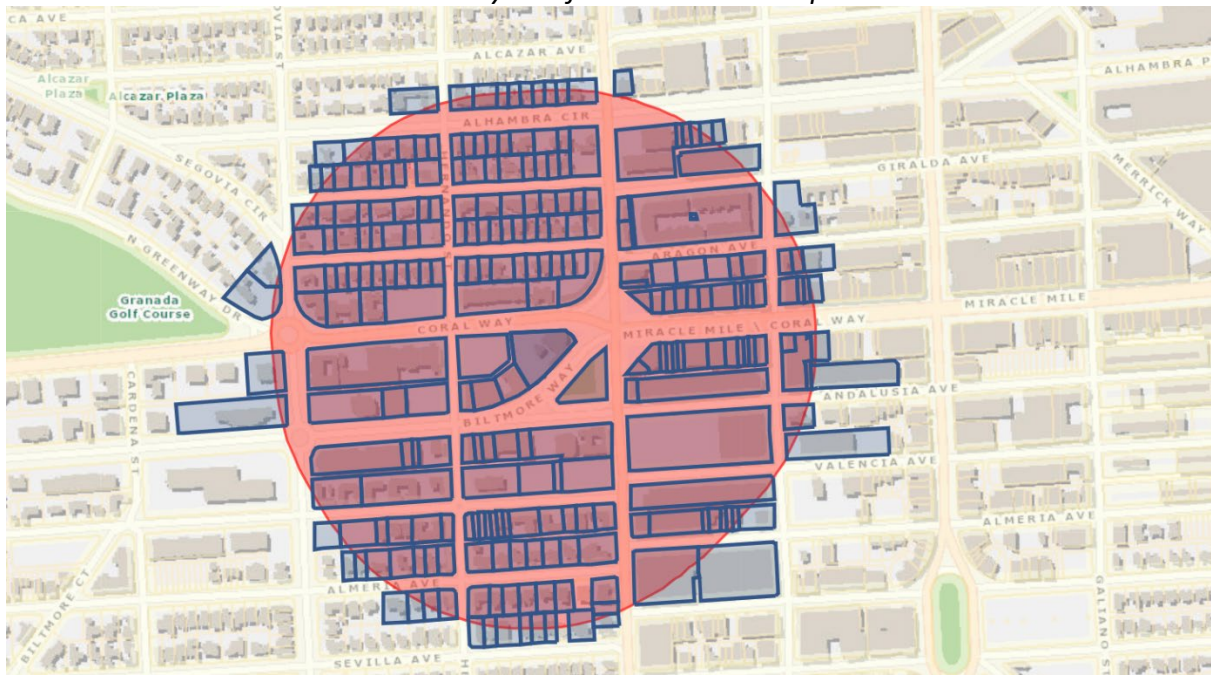
City Review Timeline

The submitted applications have undergone the following City reviews:

| REVIEW COMMITTEES AND BOARDS | DATE |
|---|----------|
| City Commission – Discussion and Feedback | 10.28.25 |
| Historic Preservation Board | 11.20.25 |
| City Commission | 12.09.25 |

Public Notification and Comments

The Zoning Code requires that courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on November 05, 2025. The notice indicates the following: application 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 courtesy notice is provided as Attachment A. 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 | 11.26.25 |
| Mailed notification | 11.24.25 |
| Posted property | 11.26.25 |
| Posted agenda and Staff report on City web page | 12.02.25 |

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 restores and renovates the City Hall Complex.

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 restore and renovate the City Hall complex to preserve and maintain the building’s historical and architectural integrity.

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

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|---|---|--|
|  | City of Coral Gables Public Hearing Notice | |
| Applicant: | City of Coral Gables | |
| Application: | City Hall Restoration and Renovation | |
| Property: | 405 Biltmore Way (Folio No.: 03-4117-013-0020) | |
| Public Hearing - Date/Time/ Location: | CITY COMMISSION Tuesday, December 9, 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, December 9, 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 restoration and renovation project for City Hall. In November 2024, the City Commission adopted Resolution No. 2024-280, awarding RFQ 2024-008 for Assessment and Design Services for the City Hall Restoration and Renovation to R.J. Heisenbottle Architects, P.A. Subsequently, on October 28, 2025, the City Commission adopted Resolution No. 2025-418, directing the City Manager to proceed with the restoration plan for City Hall. The City Commission will review the proposed project as a modification to a city facility, in accordance with Section 1-104 of the Zoning Code, which provides that city facilities are not 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 restoration and renovation plan 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