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CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-247

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.

WHEREAS, the City of Coral Gables is proposing a window replacement project at the City Hall Complex, which officially opened to the public on February 28, 1928, has undergone only minor modifications and general repairs over the years; and

WHEREAS, the City Commission adopted Resolution No. 2023-274 which approved the Historic Preservation Board's request that any alterations to the City Hall complex's windows proceeding pursuant to Section 1-104 of the Zoning Code be done in consultation with the Historic Preservation Officer and be presented to the Historic Preservation Board for review and feedback; and

WHEREAS, after notice of a public hearing was duly published, a public hearing was held before the Historic Preservation Board on December 19, 2024, at which hearing the Board recommended deferral with more information to be provided (vote: 8-0); and

WHEREAS, after notice of a public hearing was duly published, a public hearing was held before the Historic Preservation Board on June 12, 2025, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the June 12, 2024, Historic Preservation Board meeting, the Board adopted a motion providing recommendations related to the project (vote: 7-0) that included 1) to preserve the building so that it can endure another one-hundred years, 2) to retain the existing windows which are a key character-defining feature of this historic landmark, and 3) to collaborate with the City's architectural consultant to explore alternative options for preserving the existing windows; and

WHEREAS, after notice of public hearing duly published and courtesy notification of all property owners of record within one-thousand (1,000) feet, a public hearing was held before the City of Coral Gables City Commission on July 1, 2025 at which hearing all interested persons were afforded the opportunity to be heard; and

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WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for review for a city facility as required by the Zoning Code, including careful consideration of written and oral comments by members of the public;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing" **"WHEREAS"** clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 1-104, "Jurisdiction and applicability."

SECTION 3. The proposed window replacement project at the City Hall Complex, for the property legally described as Tracts B & C, Coral Gables Biltmore Section Revised, Coral Gables Crafts Section, Coral Gables, Florida shall be and is hereby approved.

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

PASSED AND ADOPTED THIS FIRST DAY OF JULY, A.D., 2025.
(Moved: Anderson / Seconded: Lago)
(Yeas: Lara, Anderson, Lago)
(Nays: Castro)
(Absent: Fernandez)
(Majority: (3-1) Vote)
(Agenda Item: E-8)

APPROVED:

DocuSigned by:
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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:
358417D2FA884FE

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:
Cristina M. Suárez
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CRISTINA M. SUÀREZ
CITY ATTORNEY