



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**December 9, 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," 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.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board is not required to review a modification to a Municipal Facility.

**BRIEF HISTORY:**

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 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.

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).

The draft of the Resolution is provided as Exhibit A.

**LEGISLATIVE ACTION:**

| Date:    | Resolution/Ordinance No. | Comments |
|----------|--------------------------|----------|
| 12.10.24 | Reso. No. 2024-280       |          |
| 10.28.25 | Reso. No. 2025-418       |          |

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

| Date     | Board/Committee             | Comments (if any) |
|----------|-----------------------------|-------------------|
| 11.20.25 | Historic Preservation Board |                   |

**PUBLIC NOTIFICATIONS:**

| Date     | Form of Notification  |
|----------|---|
| 11.24.25 | Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for City Commission meeting. |
| 11.26.25 | City Commission legal advertisement.  |
| 11.26.25 | Property Posted for City Commission meeting.  |
| 12.02.25 | City Commission meeting agenda posted on City webpage.  |

**FINANCIAL INFORMATION:**

| No.  | Amount | Account No. | Source of Funds |
|--|--------|-------------|-----------------|
| 1.   | \$0    |             |                 |
| 2.   | \$0    |             |                 |
| Total:   | \$0    |             |                 |
| <b>Fiscal Impact:</b><br><br>The approval of the modification to the municipal facility could result in savings within the City Hall restoration budget. |        |             |                 |

**EXHIBITS:**

- A. Draft Resolution.
- B. Planning & Zoning Division Staff Report with attachments.
- C. Consultant Presentation.