



City of Coral Gables
CITY COMMISSION MEETING
September 25, 2025

ITEM TITLE:

A Resolution of the Coral Gables Historic Preservation Board requesting that the City Commission consider the Historic Preservation Board's previous discussions regarding the location of the Gondola Building as well as the previously issued Certificate of Appropriateness for the reconstruction and location of The Gondola Building prior to approving the proposed new location and proceeding pursuant to Section 1-104 of the City Zoning Code.

BRIEF HISTORY:

The Miami-Biltmore Hotel and Country Club represents the culmination of the dreams and efforts of George E. Merrick, founder of Coral Gables. In all aspects, the Miami-Biltmore Hotel is considered the pre-eminent landmark in the City of Coral Gables. The property was designated as a Local Historic Landmark on January 13, 1976, and was listed in the National Register of Historic Places on September 27, 1972.

The Gondola Building is an original accessory historical structure of the Biltmore Hotel Complex built in 1925 and inaugurated in January of 1926. The building is located within the Biltmore Hotel's 19.8 acre site on the golf course and adjacent to original hole # 3. The location was strategically selected to provide a launching area and service for the facilities 15-25 gondolas that were imported from Italy along with their gondoliers.

A grant application for the rehabilitation of the Gondola Building was applied for in June 2019 from the Department of State Division of Historical Resources. The City has been working with the State to use these funds to reconstruct an exact replica of the structure.

In December of 2024, the Historic Preservation Board considered an application for the issuance of a special certificate of appropriateness for the design proposal demolition and reconstruction of the Gondola building in its original location. The Historic Preservation Board unanimously (8-0, one member absent) passed a motion to recommend approval of the application as presented.

On August 14, 2025 City staff presented an update on the proposed Gondola building work to the Historic Preservation Board, primarily to inform the Board the City would be proceeding to a public hearing at the City Commission pursuant to Section 1-104 of the Zoning Code as the City wished to relocate the Gondola building to a new location on the property. The Board expressed their concern and was not in support of the new location adjacent to the maintenance facility. A motion was made to the City Commission by the Historic Preservation Board that they be provided the approved Certificate of Appropriateness along with staff's presentation.

ATTACHMENT(S):

1. HPB Gondola Building Relocation Cover Memo
2. HPB Resolution re: Gondola Building 8-14-25 meeting
3. COA Report – SP2024-035 1200 Anastasia Avenue
4. COA(SP)2024-035 Certificate
5. COA(SP)2024-035 Memo
6. HP Gondola Site Photos
7. HPB Minutes 12192024
8. 8-14-25 PW Gondola Building PowerPoint
9. HPB Minutes 08142025
10. HPB Minutes 07172024

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.n/a			
Total:			
Fiscal Impact: n/a			

BUSINES IMPACT:

n/a
