

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-336

A RESOLUTION GRANTING AD VALOREM TAX EXEMPTION FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT SANTA MARIA STREET, A CONTRIBUTING RESOURCE WITHIN THE SANTA MARIA STREET HISTORIC DISTRICT, LEGALLY DESCRIBED AS LOTS 9 & 10, BLOCK 96, CORAL GABLES COUNTRY CLUB SECTION PART FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, AT PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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, the City Commission finds that the property located at 4125 Santa Maria Street, a 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 Claudio Alavarez, as Trustee of the CNC I Trust, located at 4125 Santa Maria Street, a Contributing Resource within the “Santa Maria Street Historic District,” legally described as Lots 9 & 10, Block 96, Coral Gables Country Club Section Part Five, according to the Plat thereof, as recorded in Plat Book 23, Page 55, of the Public Records of Miami-Dade County, Florida. The related Special Certificate of Appropriateness, COA (SP) 2017-001 was granted design approval by the Historic Preservation Board on February 16, 2017 with subsequent Revisions to the COA approved in 2017, 2019, and 2020.

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 September 10, 2035, 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 TENTH DAY OF SEPTEMBER, A.D., 2025.

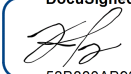
(Moved: Anderson / Seconded: Castro)

(Yeas: Lara, Anderson, Castro, Fernandez, Lago)

(Unanimous: 5-0 Vote)

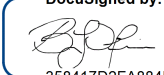
(Agenda Item: 2-2)

APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUAREZ
CITY ATTORNEY