

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO.

A RESOLUTION GRANTING AD-VALOREM TAX EXEMPTION FOR IMPROVEMENTS TO THE PROPERTY LOCATED AT 814 CORAL WAY, A CONTRIBUTING RESOURCE WITHIN THE “CORAL ROCK RESIDENCES THEMATIC GROUP HISTORIC DISTRICT” AND THE “CORAL WAY HISTORIC DISTRICT”, LEGALLY DESCRIBED AS LOTS 7 AND 8, BLOCK 1, CORAL GABLES SECTION “A,” ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 102 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WHEREAS, Article 3, Sections 3-1118 through 3-1124 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 814 Coral Way, a contributing resource within the “Coral Rock Residences Thematic Group Historic District” and the “Coral Way Historic District”, meets the requirements of Sections 3-1118 through 3-1124 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 Susana Menendez Revocable Trust located at 814 Coral Way, a contributing resource within the “Coral Rock Residences Thematic Group Historic District” and the “Coral Way Historic District,” legally described as Lots 7 and 8, Block 1, Coral Gables Section “A,” according to the plat thereof, as recorded in Plat Book 5 at Page 102 of the Public Records of Miami-Dade County, Florida, on the condition that the property owner shall enter into a restrictive covenant as required by Article 3, Section 3-1122 of the Coral Gables Zoning Code. The related Certificates of Appropriateness, COA (SP) 2010-22, COA (SP) 2010-22 Continued, and COA (SP) 2012-001 were granted design by the Historic Preservation Board.

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 August 25, 2025, on the increased value of the improved portions of the subject property, pursuant to the provisions of Article 3, Sections 3-1118 through 3-1124 of the Coral Gables Zoning Code.

SECTION 4. That this resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-FIFTH OF AUGUST, 2015.

JIM CASON
MAYOR

ATTEST:

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY