



**City of Coral Gables  
CITY COMMISSION MEETING  
July 1, 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 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.

**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 window replacement project at City Hall. Officially opened to the public on February 28, 1928, City Hall has undergone only minor modifications and general repairs over the years.

The City Commission is reviewing the proposed window replacement project as a modification to a city facility, in accordance with Section 1-104 of the Zoning Code, which allows City Facilities to not be subject to the Zoning Code.

On September 26, 2023, the City Commission adopted Resolution No. 2023-274 to require that any proposed modifications to City Hall be presented to the Historic Preservation Board, along with a staff report on the proposed alterations, for the Board's non-binding review and feedback prior to any public hearing held pursuant to Section 1-104. As such, Staff presented the proposed alterations to the Historic Preservation Board December 19, 2024, and continued the item to request additional information. On June 12, 2025, the Board was presented the item with the staff report and gave the following feedback:

1. To preserve the building so that it can endure for another 100 years, as the board's highest priority;
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 in support of the primary goal.

The window replacement project aims to replace the windows with new units that replicate the existing ones in type, configuration, and operation, in order to preserve the building's historical and architectural integrity.

The draft of the Resolution is provided as Exhibit A. The Staff Report with the submitted Site Plan and renderings is provided as Exhibit B.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
09.26.25	Reso. No. 2023-274	To obtain HPB feedback prior to Commission

**PUBLIC NOTIFICATIONS:**

Date	Form of Notification
06.17.25	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for City Commission meeting.
06.20.25	City Commission legal advertisement.
06.20.25	Property Posted for City Commission meeting.
06.24.25	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>			
The approval of the modification to the municipal facility could result in savings within the City Hall restoration budget.			

**EXHIBITS:**

- A. Draft Resolution.
- B. City Hall Windows Replacement Package.
- C. 12 19 24 Historic Resources Department Staff Report.
- D. Excerpt of 12 19 24 HPB Meeting Minutes.
- E. Historic Preservation Tax Incentives.
- F. Planning & Zoning Division Staff Report with attachments.