



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	City of Coral Gables
Application:	Zoning Code Text Amendment - Article 3, "Development Review", Division 10, "Transfer of Development Rights"
Public Hearing - Dates/Time/ Location:	Planning and Zoning Board June 11, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request.

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review", Division 10, "Transfer of Development Rights (TDR)", by expanding the area for qualifying TDR sending sites to include historically designated properties within a Multi-Family 2 (MF2) District located in the area north of the Central business District (CBD) bounded by, SW 8th Street (north), Navarre Avenue (south), Douglas Road (east) and LeJeune Road (west); providing for severability, repealer, codification and an effective date.

Background Information.

City Staff is requesting a Zoning Code text amendment to expand the area for qualifying TDR sending sites to include historically designated properties within a Multi-Family 2 (MF2) District located in the area north of the Central business District (CBD) bounded by, SW 8th Street (north), Navarre Avenue (south), Douglas Road (east) and LeJeune Road (west). Presently, all TDR sending sites must be located within the City's CBD.

The City's TDR program consists of two categories: 1) TDR sending sites; and, 2) TDR receiving sites. This proposed amendment does not change or increase the permitted development or the required location for TDR receiving sites within the City's CBD. The only change proposed with this amendment is to expand the area for qualifying TDR sending sites, and to include historically designated MF2 zoned properties.

The proposed amendment is intended to support citywide preservation efforts by expanding the

buildings that qualify for the TDR program to include historically significant multi-family buildings located in the apartment district north of Alhambra Circle. City Staff have analyzed and find that the availability of additional development rights for transfer to properties located in the CBD will not lead to overdevelopment, because the use of those TDRs by properties in the CBD is limited by the development standards applicable to those properties as well as the Comprehensive Plan cap of a 25% maximum increase in FAR resulting from the use of TDRs.

In addition to supporting citywide preservation efforts, the preservation of historic buildings outside of the CBD as proposed will encourage harmonious development within the older neighborhoods of the City. The proposed change is consistent with and implements the Comprehensive Plan goals, objectives and policies establishing the TDR program for historic preservation in the City, encouraging development and redevelopment in CBD, etc. Specifically, the proposed change is consistent with and implements the following Comprehensive Plan objectives and policies:

Objective FLU-1.2. *Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.*

Objective FLU-1.4. *Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.*

Policy FLU-1.4.1. *Include balanced consideration for protection of natural and historic resources in the consideration of granting all development orders. Parcels with natural or historic resources are eligible, pursuant to the Zoning Code, to be designated as a sending sight. Sending sights are eligible to send their remaining development rights to receiving sites, thereby preserving the historic or natural resource from further development.*

Policy FLU-1.4.3. *Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.*

Objective FLU-1.7. *When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.*

Policy FLU-1.7.1. *Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.*

Policy FLU-1.9.1. *Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.*

Policy HIS-3.1.1. *The City completed a review of the existing land development regulations as a part of the comprehensive rewrite of the Zoning Code in 2007 and determined the impacts, if any, on historic preservation activities. The City shall annually review any land development regulations which are in conflict with the City's historic preservation goals and amend those regulations accordingly.*

Policy HIS-5.1.2. *The City shall continue its current use and documentation of Transfer of Development Rights (TDRs) to provide for the preservation and protection of historic landmarks, properties or areas. The City shall examine the possible expansion of the TDR district or creation of other TDR districts and possible amendments to the program to provide for additional incentives to promote historic and cultural preservation.*

Zoning Code Section 3-1405 provides standards for review of proposed text amendments, and specifies that the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt text amendments to the Zoning Code unless they satisfy specific criteria. City Staff has found that the proposed text amendment satisfies those criteria, as follows:

- A. *Promotes the public health, safety, and welfare.*
- B. *Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.*
- C. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.*
- D. *Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.*
- E. *Does not directly conflict with an objective or policy of the Comprehensive Plan.*

The proposed amendment was reviewed and recommended for approval by the Historic Preservation Board (HPB) on 05.08.14. A detailed analysis of the proposed Zoning Code text amendment prepared by the Historic Resources Department for the HPB, and the 05.08.14 HPB meeting minutes are provided as Attachment B. Historical Resources Department Staff will present this item at the Board meeting and be available to address any questions the Board may have and secure further input.

Proposed Zoning Code Amendments.

The proposed Zoning Code text amendments are provided in the draft Ordinance in ~~strike-through~~/underline format as Attachment A.

Public Hearing Timetable.

Consideration of the proposed Zoning Code amendment by the City Commission is tentatively scheduled for Tuesday, July 22, 2014.

Public Notification.

The following has been completed to provide notice of the request:

Public Notice

Type	Date
Legal advertisement	05.30.14
Posted agenda on City web page/City Hall	06.06.14
Posted Staff report on City web page	06.06.14

Staff Recommendation.

The Planning and Zoning Division in association with the Historic Resources Department recommends approval of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review", Division 10, "Transfer of Development Rights (TDR)", by expanding the area for qualifying TDR sending sites to include historically designated properties within a Multi-Family 2 (MF2) District located in the area north of the Central business District (CBD) bounded by, SW 8th Street (north), Navarre Avenue (south), Douglas Road (east) and LeJeune Road (west); providing for severability, repealer, codification and an effective date.

Attachments.

- A. Draft Ordinance in ~~strike-through~~/underline format.
- B. 05.08.14 Historic Resources Department analysis of the proposed Zoning Code text amendment and 05.08.14 Historic Preservation Board meeting minutes.
- C. PowerPoint presentation.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, ARTICLE 3, “DEVELOPMENT REVIEW”, DIVISION 10, “TRANSFER OF DEVELOPMENT RIGHTS (TDR)”, BY EXPANDING THE AREA FOR QUALIFYING TDR SENDING SITES TO INCLUDE HISTORICALLY DESIGNATED PROPERTIES WITHIN A MULTI-FAMILY 2 (MF2) DISTRICT LOCATED IN THE AREA NORTH OF THE CENTRAL BUSINESS DISTRICT (CBD) BOUNDED BY, SW 8TH STREET (NORTH), NAVARRE AVENUE (SOUTH), DOUGLAS ROAD (EAST) AND LEJEUNE ROAD (WEST); PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, City Staff is requesting a Zoning Code text amendment to expand the area for qualifying TDR sending sites to include historically designated properties within a Multi-Family 2 (MF2) District located in the area north of the Central business District (CBD) bounded by, SW 8th Street (north), Navarre Avenue (south), Douglas Road (east) and LeJeune Road (west).; and,

WHEREAS, presently all TDR sending sites must be located within the City’s CBD; and,

WHEREAS, the Historic Preservation Board reviewed the proposed amendments on May 8, 2014 and recommended that the amendments be approved; and,

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on June 11, 2014, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended (approval/denial) (vote: __ - __) of the text amendment; and,

WHEREAS, after notice duly published, a public hearing for First Reading was held before the City Commission on _____, 2014, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on First Reading (vote: __ - __).

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

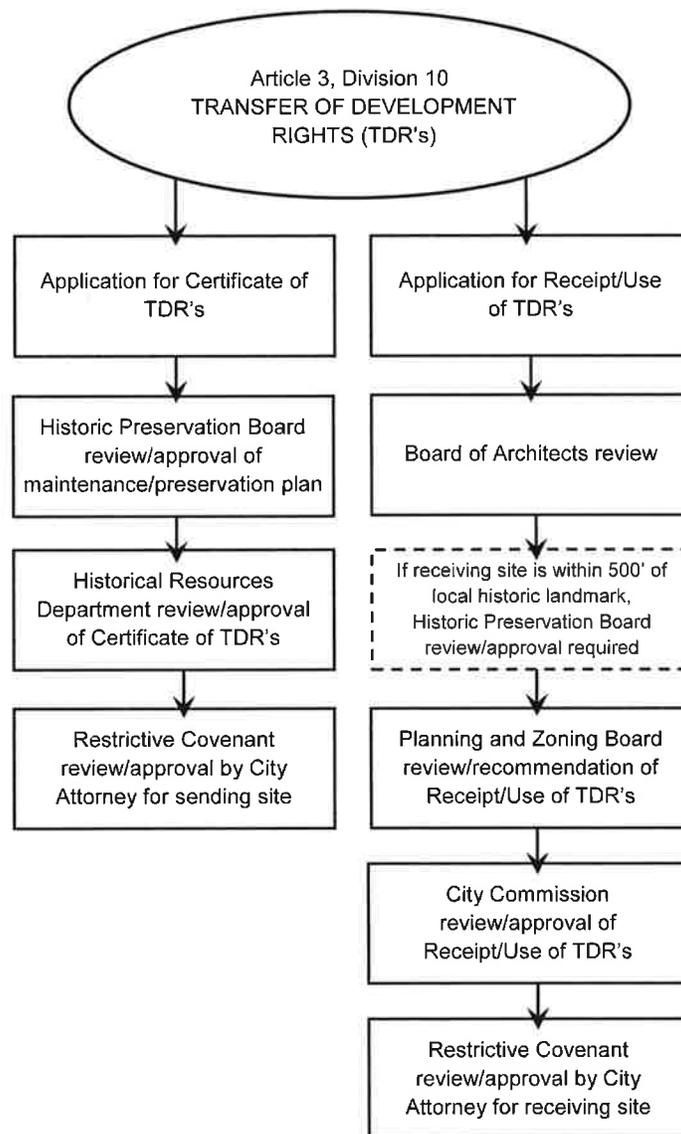
SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended as follows (changes in ~~strike through~~ / underline format):

Division 10. Transfer of Development Rights

Section 3-1001. General procedures for Transfer of Development Rights.

The following graphic summarizes the review and approval procedures for the Transfer of Development Rights (TDRs).



Section 3-1002. Purpose and applicability.

The purpose of these provisions are to allow the transfer/sending of unused development rights of local historic landmarks to other properties within the Central Business District (CBD) to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties.

Section 3-1003. Application.

An application to transfer/send and receive TDRs shall be made in writing upon an application form approved by the City. The application to transfer/send shall be filed with the Historical Resources Department and the application to receive TDRs shall be filed with the Planning Department.

Section 3-1004. Transfer/sending of TDRs and issuance of a Certificate of TDRs.

- A. Transfer/sending of TDRs. The TDRs rights eligible to be transferred from the property calculated as follows: the difference between the existing gross floor area on the property and the maximum floor area permitted on the property by the applicable zoning district, including any available development bonuses.
- B. Transfer/sending of TDRs from a sending site. The Historic Preservation Officer shall have the authority to grant approval to transfer/send TDRs if all of the following are satisfied:
1. The sending site has been designated as a local historic landmark or a contributing property within a local historic district pursuant to Article 3, Division 11.
 2. The sending site is (i) located within the boundaries of the CBD and designated commercial zoning- or (ii) located north of Navarre Avenue, east of LeJeune Road, west of Douglas Road, and south of SW 8th Street, is zoned MF2, and is developed with one of the following MF2 permitted land uses: duplex dwelling, multi-family dwelling, or bed and breakfast establishment.
 3. The ~~Building and Zoning~~ Development Services Department has calculated the unused development rights or TDRs eligible to be transferred from the property per Section 3-1005.B.
 4. The property owner(s) have provided a maintenance/preservation plan prepared by a certified architect or engineer of the State of Florida, which sets forth a maintenance schedule and/or rehabilitation treatment if applicable for those architectural elements that contribute to the historic integrity of the property or restoration of original features. Those features are identified by the "Review Guide," a section of the local designation report produced by the Historical Resources Department.
 5. Inspection of the property may be completed by the Historic Resources Department to determine compliance with the above criteria.
 6. Historic Preservation Board review and approval of the maintenance/preservation plan to determine compliance with Article 3, Division 11.

The approval to transfer/send shall be via the issuance of a Certificate of TDRs. The Historic Preservation Officer may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

Section 3-1005. Use of TDRs on receiver sites.

- A. Use of TDRs on receiver sites. The receiving sites shall be located within the boundaries of the CBD and designated Commercial zoning.

- B. *Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five (25%) percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted.*

Section 3-1006. Review and approval of use of TDRs on receiver sites.

- A. *An application to transfer development rights to a receiver site shall be reviewed subject to all of the following:*
1. *In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs.*
 2. *Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards.*
 3. *If the receiving site is within five (500) hundred feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property.*
 4. *Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following:*
 - a. *Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses.*
 - b. *The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest.*
 - c. *The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment.*
 - d. *The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan.*

The Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

Section 3-1007. Approvals and restrictions.

A Restrictive Covenant shall be required on both the sending and receiving properties outlining any/all applicable conditions of approval pursuant to these provisions. The Restrictive Covenant(s) shall require review and approval by the City Attorney prior to recordation. The applicants shall be responsible for all costs associated herein.

Section 3-1008. TDRs list of local historic landmarks.

The Historical Resources Department shall maintain a list of local historic landmark properties eligible as TDRs transfer/sending sites.

Section 3-1009. Expiration of approvals.

A. *Certificates of TDRs shall be valid for up to two (2) years from date of issuance-, in accordance with Section 1-111., Time limitation of approvals.*

~~B. City Commission TDRs approvals shall be subject to Section 1-111., Time limitation of approvals.~~

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This ordinance shall become effective _____, 2014.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2014.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

CITY OF CORAL GABLES

- MEMORANDUM -

TO: CHARLES WU
DEVELOPMENT SERVICES
ASSISTANT DIRECTOR

DATE: MAY 28, 2014



FROM: DONA M. SPAIN
HISTORIC PRESERVATION OFFICER

SUBJECT: AMENDMENT TO ZONING CODE –
TRANSFER OF DEVELOPMENT
RIGHTS

At the May 8, 2014 Historic Preservation Board meeting, the board passed a motion to recommend approval of the attached amendment to the Coral Gables Zoning Code concerning Transfer of Development Rights. They also requested that this be placed on the next available Planning and Zoning Meeting.

Attached are 16 copies of the following:

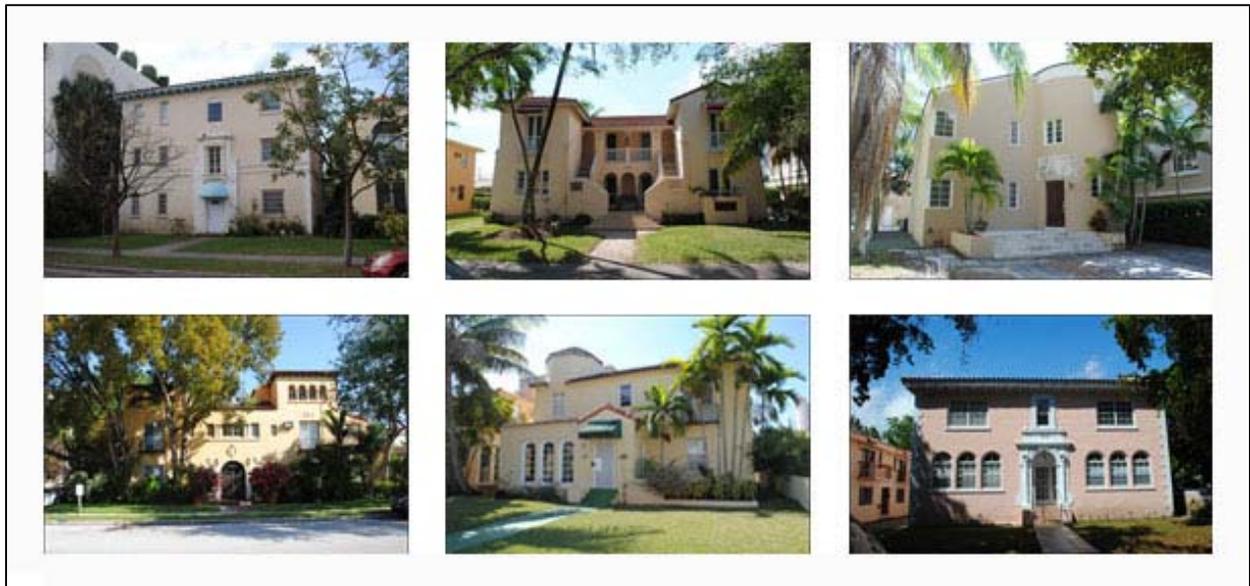
Analysis for Proposed City of Coral Gables Zoning Code Amendment with proposed wording
Verbatim transcript of May 8, 2014 Historic Preservation Board meeting

Copied without attachments:

Craig Leen, City Attorney
Bridgette Thornton, Deputy City Attorney
Carmen Olazabal, Interim City Manager
Cynthia Birdsill, Interim Assistant City Manager
Jane Tompkins, Development Service Director
Ramon Trias, Planning and Zoning Director

Analysis for Proposed City of Coral Gables Zoning Code Amendment

Expansion of Transfer of Development Rights Program to
Include Historic North Ponce Multi-Family Resources as
Sending Sites



Prepared for the Historic Preservation Board – May 8, 2014

BACKGROUND AND INTRODUCTION

In 2013, Mario J. Garcia-Serra proposed an amendment to the City of Coral Gables Zoning Code (Zoning Code) to permit commercial and multi-family zoned historic properties located outside of the City's Central Business District (CBD) to be considered donor/sending sites in the City's Transfer of Development Rights (TDR) Program. The amendment was proposed on behalf of Namsier, LLC, the owner of the multi-family property at 235 Majorca Avenue for which Historical Resources Department staff had initiated designation as a Local Historic Landmark. It was intended to provide a financial incentive for the historic preservation of commercial and multi-family buildings such as 235 Majorca Avenue.

During the review of the proposed historic designation of 235 Majorca Avenue at the February 20, 2014 meeting of the Coral Gables Historic Preservation Board, Board members discussed the proposed TDR amendment to the Zoning Code (meeting minutes included in Attachment A). It was noted that while it would be mutually beneficial to the City and the owner of 235 Majorca Avenue if the TDR program was expanded, the onus for collecting the necessary data to determine if it is feasible should not be on one property owner. The issue of the historic designation of 235 Majorca Avenue and the proposed expansion of the TDR program should move forward separately. Favor was also expressed for limiting the proposed expansion of the TDR program's donor sites to historically designated multi-family properties in the North Ponce de Leon Boulevard (North Ponce) area. A motion was passed to,

ask the Director of the Historical Resources Department to recommend to the Planning and Zoning Division that the Planning and Zoning Division develop a database, with the assistance of the Historical Resources Department, to determine the scope of properties that would be deemed historic and the amount of TDRs that could be transferred from those properties in the North Ponce de Leon Boulevard area if the donor base for TDRs were expanded to include the North Ponce de Leon Boulevard area; and to ask the Planning and Zoning Division to develop proposed text for amending the Zoning Code to allow the transfer of TDRs from these donor sites in the expanded area to include multi-family properties in the North Ponce de Leon Boulevard area, and to bring the proposed amendment back to the Board within three months for its consideration of a recommendation to adopt the proposed amendment to the City Commission. (*The North Ponce de Leon Boulevard area referenced above is north of the Central Business District [Navarre Avenue] and east of LeJeune Road. The sending properties would be the multifamily properties in that location that are designated as historic.).*

The purpose of this report is to provide the information requested by the Historic Preservation Board at the February 20, 2014 meeting. In order to evaluate the future potential development rights available for transfer if the Zoning Code is revised to allow multi-family designated properties within North Ponce to be sending sites, it was necessary to both evaluate what is currently designated as a Local Historic Landmark and the approximate future potential for designation. Approximate future potential for designation within North Ponce was assessed through a historic resources reconnaissance survey. Once the data regarding existing and future potential for designation of multi-family resources within North Ponce was compiled, a database

of the potential development rights available for transfer should the Zoning Code be revised was developed.

The North Ponce area is defined as north of Navarre Avenue, east of LeJeune Road, and south of SW 8th Street within the Coral Gables city limits (Figure 1). The area to the north of SW 8th Street was excluded even though it contains some multi-family properties, as it is zoned Single-Family Residential District (SFR), Commercial Limited District (CL), Commercial (C), and Special Use (S). The multi-family properties in this area are considered legally non-conforming and would not have the same future development potential as those within Multi-Family zoning. For the purpose of clarity for the potential Zoning Code revision, only properties zoned Multi-Family 2 District (MF2) were included.

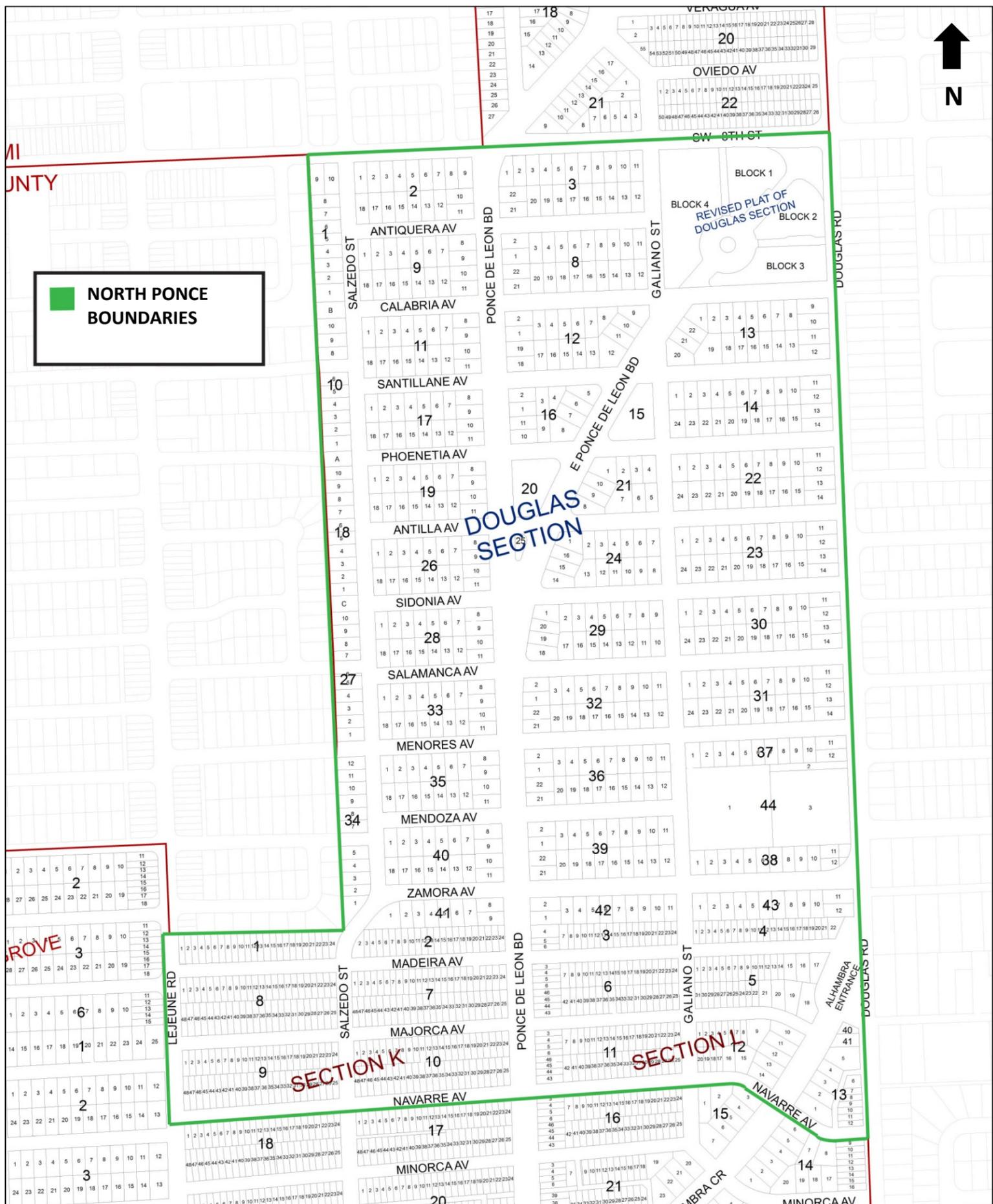


Figure 1: Boundaries of North Ponce Utilized for this Analysis

MULTI-FAMILY RESOURCES CURRENTLY DESIGNATED AS LOCAL HISTORIC LANDMARKS WITHIN NORTH PONCE

A review of the existing City of Coral Gables Register of Historic Properties revealed that there are currently seven Local Historic Landmarks within North Ponce which have multi-family use. These resources are listed in Table 1 and their locations are illustrated on the Future Land Use and Zoning Maps in Attachment B.

Table 1: Multi-Family Local Historic Landmarks within North Ponce

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION
235 MAJORCA AVENUE/ 03-4108-006-0250	LOTS 42-45 INC., BLOCK 7, CORAL GABLES SECTION "K"
24 PHOENETIA AVENUE/ 03-4108-009-1890	LOT 7, BLOCK 22, CORAL GABLES DOUGLAS SECTION
36 PHOENETIA AVENUE/ 03-4108-009-1880	LOT 4 AND W 23 FEET LOT 5, BLOCK 22, CORAL GABLES DOUGLAS SECTION
215 PHOENETIA AVENUE/ 03-4108-009-1590	LOT 13, BLOCK 17, CORAL GABLES DOUGLAS SECTION
111 SALAMANCA AVENUE/ 03-4108-009-2790	LOTS 10-11 AND E 30 FEET LOT 12, BLOCK 29, CORAL GABLES DOUGLAS SECTION
1510 SALZEDO STREET/ 03-4108-009-3581	LOT 10 AND S 13.5 FEET LOT 11, BLOCK 34, CORAL GABLES DOUGLAS SECTION
131 ZAMORA AVENUE/ 03-4108-009-4030	LOT 19, BLOCK 39, CORAL GABLES DOUGLAS SECTION

NORTH PONCE'S APPROXIMATE FUTURE POTENTIAL FOR MULTI-FAMILY HISTORIC DESIGNATION

Reconnaissance Survey Methodology

In March of 2014, City of Coral Gables Historical Resources Department Staff conducted a reconnaissance level survey of the North Ponce area of Coral Gables. The reconnaissance level survey entailed driving each street within North Ponce and visually inspecting the multi-family resources from the public right-of-way. Photographs and any necessary notes were taken of any multi-family properties which appeared to meet the criteria for local historic designation.

A reconnaissance level survey focuses primarily on the architectural significance of the properties. It does not include the extensive level of research into alterations, associations, and building history that is conducted during the historic designation process. As such, it is only a preliminary analysis of eligibility for historic designation. It is possible that upon further research additional significance of buildings not identified during the survey may be revealed, qualifying them for historic designation. Conversely, further research into the buildings identified during this study may reveal alterations diminishing their historic integrity, or other issues which limit their eligibility for historic designation. The only individual building research conducted during this survey was review of the Miami-Dade County Property Appraiser's year built data, and comparison of the current appearance of each building with the Historical Resources Department's collection of 1940s photographs.

It is important to note that the multi-family buildings constructed in North Ponce during the Post-World War II period were typically of simple vernacular designs lacking in a distinct architectural style. They were often quickly constructed to meet the needs of the booming population. Over 170 multi-family buildings within North Ponce date to this period. Based on their simple designs, further individual research into their associations and history would be necessary to make a final determination of eligibility for historic designation. The preliminary significance analysis provided by the reconnaissance survey is based solely on inspection of their architectural styles.

It should also be noted that as time passes new buildings are constantly becoming of historic age and newly eligible for consideration for historic designation. The preliminary significance analysis provided by the reconnaissance survey is based on the age of the buildings currently, their existing appearance, and the context provided in available scholarly architectural history analysis. As more time passes and more scholarly research and analysis of Post-World War II and later architecture is conducted, the significance of the resources constructed during this period and later will need to be reevaluated.

This survey was intended solely to provide a preliminary analysis of the potential for designation within North Ponce, in order to calculate the approximate future potential development rights available for transfer if the Zoning Code is revised to allow multi-family designated properties within North Ponce to be donor sites. It is not intended to be a final determination of historic designation eligibility for each of the multi-family resources within North Ponce.

Reconnaissance Survey Results

The reconnaissance survey provided a preliminary list of multi-family resources within North Ponce which are potentially eligible for local historic designation (Table 2). A total of twenty-five potentially eligible historic resources were identified. These include twenty-three from the 1920s and two from the 1930s. The location of each resource is illustrated on the Future Land Use and Zoning Maps in Attachment B, and photographs of each are included in Attachment C.

Table 2: Multi-Family Resources Preliminarily Considered Potentially Eligible for Historic Designation within North Ponce

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION
19 ANTILLA AVENUE/ 03-4108-009-1970	LOT 17, BLOCK 22, CORAL GABLES DOUGLAS SECTION
114 ANTILLA AVENUE/ 03-4108-009-2250	LOT 4, BLOCK 24, CORAL GABLES DOUGLAS SECTION
32 CALABRIA AVENUE/ 03-4108-009-1110	LOT 3, BLOCK 13, CORAL GABLES DOUGLAS SECTION
215 CALABRIA AVENUE/ 03-4108-009-0660	LOT 13, BLOCK 9, CORAL GABLES DOUGLAS SECTION
223 CALABRIA AVENUE/ 03-4108-009-0670	LOT 15, BLOCK 9, CORAL GABLES DOUGLAS SECTION
235 CALABRIA AVENUE/ 835 SALZEDO STREET/ 03-4108-009-0700	W ½ LOT 17, ALL OF LOT 18, BLOCK 9, CORAL GABLES DOUGLAS SECTION
1901 LEJEUNE ROAD/ 03-4108-006-0470	LOTS 1 & 2, LESS R/W, BLOCK 9, CORAL GABLES SECTION "K"
124-126 MENDOZA AVENUE/ 03-4108-108-0001	LOTS 5 & 6, BLOCK 39, CORAL GABLES DOUGLAS SECTION
102 MENORES AVENUE/ 03-4108-009-3770	LOT 11, BLOCK 36, CORAL GABLES DOUGLAS SECTION
114 MENORES AVENUE/ 03-4108-009-3750	LOT 8 & W ½ LOT 9, BLOCK 36, CORAL GABLES DOUGLAS SECTION
115 MENORES AVENUE/ 03-4108-009-3330	W ½ LOT 14 & LOT 15, BLOCK 32, CORAL GABLES DOUGLAS SECTION
118 MENORES AVENUE/ 03-4108-009-3740	LOT 7, BLOCK 36, CORAL GABLES DOUGLAS SECTION
119 MENORES AVENUE/ 03-4108-103-0001	LOT 16, BLOCK 32, CORAL GABLES DOUGLAS SECTION

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION
122 MENORES AVENUE/ 03-4108-009-3730	LOT 6, BLOCK 36, CORAL GABLES DOUGLAS SECTION
123 MENORES AVENUE/ 03-4108-009-3350	LOT 17, BLOCK 32, CORAL GABLES DOUGLAS SECTION
223 MENORES AVENUE/ 03-4108-009-3501	LOT 15, BLOCK 33, CORAL GABLES DOUGLAS SECTION
315 NAVARRE AVENUE/ 03-4108-006-0630	LOTS 31 TO 34 INC, BLOCK 9, CORAL GABLES SECTION "K"
902 SALZEDO STREET/ 03-4108-009-0780	LOT 10, BLOCK 10, CORAL GABLES DOUGLAS SECTION
1222 SALZEDO STREET/ 03-4108-009-1620	LOT C BETWEEN BLOCKS 18 & 27, CORAL GABLES DOUGLAS SECTION
1314 SALZEDO STREET/ 03-4108-009-2550	LOT 7, BLOCK 27, CORAL GABLES DOUGLAS SECTION
1610 SALZEDO STREET/ 03-4108-009-3550	LOT 3, BLOCK 34, CORAL GABLES DOUGLAS SECTION
39 SIDONIA AVENUE/ 03-4108-009-2200	LOT 22, BLOCK 23, CORAL GABLES DOUGLAS SECTION
43 SIDONIA AVENUE/ 03-4108-009-2201	LOT 23, BLOCK 23, CORAL GABLES DOUGLAS SECTION
222 SIDONIA AVENUE/ 03-4108-009-2610	LOT 4, BLOCK 28, CORAL GABLES DOUGLAS SECTION
226 SIDONIA AVENUE/ 03-4108-009-2600	LOT 3, BLOCK 28, CORAL GABLES DOUGLAS SECTION

DATABASE OF POTENTIAL FUTURE TRANSFER OF DEVELOPMENT RIGHTS FROM MULTI-FAMILY RESOURCES IN NORTH PONCE

Analysis was conducted to determine the future potential development rights available should the Zoning Code be revised to allow designated multi-family resources within North Ponce to transfer their development rights. For this analysis, property size and existing building square footage data available from the Miami-Dade County Property Appraiser were utilized, and these figures would need to be verified in the future by the City of Coral Gables Development Services Department.

Planning and Zoning Department Staff were consulted to determine the maximum Floor Area Ratio (FAR) which should be utilized to calculate the development potential for the MF2 resources in North Ponce. The Zoning Code defines the maximum FAR for buildings within MF2 Zoning Districts based on the height of the building (Section 4-103[D][8]). Thus, the maximum potential building height for each of the parcels had to be calculated to determine the maximum FAR. Zoning Code Section 4-103(D)(2)(b) stipulates that within MF2 Zoning Districts, “buildings with a height of forty-five (45) feet or greater shall be constructed on a parcel of land with an area of not less than twenty-thousand (20,000) square feet and at least one-hundred (100) feet of frontage on a public street.” None of the designated or potentially eligible resources are located on a parcel of land with an area of 20,000 square feet or greater, and as such the maximum height for development is restricted to 45 feet by the Zoning Code.

While Site Specific Zoning Regulations for the Douglas Section and Section “K” allow a greater height on some of the identified lots, those heights are only allowable if the lots are part of an assemblage for development such that the overall parcel of land to be developed is 20,000 square feet or greater, with at least 100 feet of street frontage.

Zoning Code Section 4-103(D)(8)(a) stipulates that buildings with a height of 45 feet or less have a maximum FAR of 1.0. In addition, Zoning Code Section 5-604 stipulates that an additional 27 feet/2 floors of height and 0.5 FAR bonuses can be utilized for development which meets the Coral Gables Mediterranean Style Design Standards. Thus, 1.5 FAR was utilized to calculate the development potential of the identified MF2 parcels with a potential height of 45 feet or less. Please note that these calculations are different than in the CBD, where the maximum FAR of 3.5 is utilized for the existing TDR program.

Table 3 includes the analysis of available potential development rights for each multi-family building which is currently designated a Local Historic Landmark within North Ponce. Table 4 includes the analysis of available potential development rights for the multi-family resources which were preliminarily evaluated as eligible for historic designation during the 2014 reconnaissance survey. (The resources listed in Table 4 would only be eligible to transfer their development rights if they complete the historic designation process and are designated as Local Historic Landmarks.)

Table 3: Available Potential Development Rights for the Designated Multi-Family Local Historic Landmarks within North Ponce

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION	PROPERTY SIZE* (SQ. FT.)	EXISTING BUILDING* (SQ. FT.)	BUILD OUT* 1.5 FAR	DEVELOPMENT POTENTIAL* (SQ. FT.)
235 MAJORCA AVENUE/ 03-4108-006-0250	LOTS 42-45 INC., BLOCK 7, CORAL GABLES SECTION "K"	11,800	5,411	17,700	12,289
24 PHOENETIA AVENUE/ 03-4108-009-1890	LOT 7, BLOCK 22, CORAL GABLES DOUGLAS SECTION	5,500	2,178	8,250	6,072
36 PHOENETIA AVENUE/ 03-4108-009-1880	LOT 4 AND W 23 FEET LOT 5, BLOCK 22, CORAL GABLES DOUGLAS SECTION	8,030	3,301	12,045	8,744
215 PHOENETIA AVENUE/ 03-4108-009-1590	LOT 13, BLOCK 17, CORAL GABLES DOUGLAS SECTION	5,500	5,082	8,250	3,168
111 SALAMANCA AVENUE/ 03-4108-009-2790	LOTS 10-11 AND E 30 FEET LOT 12, BLOCK 29, CORAL GABLES DOUGLAS SECTION	14,300	4,299	21,450	17,151
1510 SALZEDO STREET/ 03-4108-009-3581	LOT 10 AND S 13.5 FEET LOT 11, BLOCK 34, CORAL GABLES DOUGLAS SECTION	6,985	3,009	10,477.5	7468.5
131 ZAMORA AVENUE/ 03-4108-009-4030	LOT 19, BLOCK 39, CORAL GABLES DOUGLAS SECTION	5,900	4,632	8,850	4,218
Total Available Square Feet					59,110.5

*Please note the Development Services Department must verify square footage calculations. These numbers are based on the available Miami-Dade County Property Appraiser's data.

Table 4: Available Future Potential Development Rights for the Multi-Family Resources Preliminarily Evaluated as Eligible for Historic Designation

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION	PROPERTY SIZE* (SQ. FT.)	EXISTING BUILDING* (SQ. FT.)	BUILD OUT* 1.5 FAR	DEVELOPMENT POTENTIAL* (SQ. FT.)
19 ANTILLA AVENUE/ 03-4108-009-1970	LOT 17, BLOCK 22, CORAL GABLES DOUGLAS SECTION	5,500	2,152	8,250	6,098
114 ANTILLA AVENUE/ 03-4108-009-2250	LOT 4, BLOCK 24, CORAL GABLES DOUGLAS SECTION	5,500	5,043	8,250	3,207
32 CALABRIA AVENUE/ 03-4108-009-1110	LOT 3, BLOCK 13, CORAL GABLES DOUGLAS SECTION	6,000	3,151	9,000	5,849
215 CALABRIA AVENUE/ 03-4108-009-0660	LOT 13, BLOCK 9, CORAL GABLES DOUGLAS SECTION	6,000	6,787	9,000	2,213
223 CALABRIA AVENUE/ 03-4108-009-0670	LOT 15, BLOCK 9, CORAL GABLES DOUGLAS SECTION	Condominium, could not be calculated with the data available from the Miami-Dade County Property Appraiser			

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION	PROPERTY SIZE* (SQ. FT.)	EXISTING BUILDING* (SQ. FT.)	BUILD OUT* 1.5 FAR	DEVELOPMENT POTENTIAL* (SQ. FT.)
235 CALABRIA AVENUE/ 835 SALZEDO STREET/ 03-4108-009-0700	W ½ LOT 17, ALL OF LOT 18, BLOCK 9, CORAL GABLES DOUGLAS SECTION	9,000	3,346	13,500	10,154
1901 LEJEUNE ROAD/ 03-4108-006-0470	LOTS 1 & 2, LESS R/W, BLOCK 9, CORAL GABLES SECTION "K"	5,000	2,861	7,500	4,639
124-126 MENDOZA AVENUE/ 03-4108-108-0001	LOTS 5 & 6, BLOCK 39, CORAL GABLES DOUGLAS SECTION	Condominium, could not be calculated with the data available from the Miami-Dade County Property Appraiser			
102 MENORES AVENUE/ 03-4108-009-3770	LOT 11, BLOCK 36, CORAL GABLES DOUGLAS SECTION	5,500	5,410	8,250	2,840
114 MENORES AVENUE/ 03-4108-009-3750	LOT 8 & W ½ LOT 9, BLOCK 36, CORAL GABLES DOUGLAS SECTION	8,250	5,736	12,375	6,639
115 MENORES AVENUE/ 03-4108-009-3330	W ½ LOT 14 & LOT 15, BLOCK 32, CORAL GABLES DOUGLAS SECTION	8,250	5,429	12,375	6,946
118 MENORES AVENUE/ 03-4108-009-3740	LOT 7, BLOCK 36, CORAL GABLES DOUGLAS SECTION	5,500	5,736	8,250	2,514
119 MENORES AVENUE/ 03-4108-103-0001	LOT 16, BLOCK 32, CORAL GABLES DOUGLAS SECTION	Condominium, could not be calculated with the data available from the Miami-Dade County Property Appraiser			
122 MENORES AVENUE/ 03-4108-009-3730	LOT 6, BLOCK 36, CORAL GABLES DOUGLAS SECTION	5,500	5,736	8,250	2,514
123 MENORES AVENUE/ 03-4108-009-3350	LOT 17, BLOCK 32, CORAL GABLES DOUGLAS SECTION	5,500	5,430	8,250	2,820
223 MENORES AVENUE/ 03-4108-009-3501	LOT 15, BLOCK 33, CORAL GABLES DOUGLAS SECTION	5,500	3,458	8,250	4,792
315 NAVARRE AVENUE/ 03-4108-006-0630	LOTS 31 TO 34 INC, BLOCK 9, CORAL GABLES SECTION "K"	12,400	6,416	18,600	12,184
902 SALZEDO STREET/ 03-4108-009-0780	LOT 10, BLOCK 10, CORAL GABLES DOUGLAS SECTION	6,600	4,505	9,900	5,395
1222 SALZEDO STREET/ 03-4108-009-1620	LOT C BETWEEN BLOCKS 18 & 27, CORAL GABLES DOUGLAS SECTION	6,600	3,233	9,900	6,667
1314 SALZEDO STREET/ 03-4108-009-2550	LOT 7, BLOCK 27, CORAL GABLES DOUGLAS SECTION	5,500	3,508	8,250	4,742
1610 SALZEDO STREET/ 03-4108-009-3550	LOT 3, BLOCK 34, CORAL GABLES DOUGLAS SECTION	5,526	5,743	8,289	2,546

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION	PROPERTY SIZE* (SQ. FT.)	EXISTING BUILDING* (SQ. FT.)	BUILD OUT* 1.5 FAR	DEVELOPMENT POTENTIAL* (SQ. FT.)
39 SIDONIA AVENUE/ 03-4108-009-2200	LOT 22, BLOCK 23, CORAL GABLES DOUGLAS SECTION	5,500	3,091	8,250	5,159
43 SIDONIA AVENUE/ 03-4108-009-2201	LOT 23, BLOCK 23, CORAL GABLES DOUGLAS SECTION	5,500	3,109	8,250	5,141
222 SIDONIA AVENUE/ 03-4108-009-2610	LOT 4, BLOCK 28, CORAL GABLES DOUGLAS SECTION	5,500	9,600	8,250	0
226 SIDONIA AVENUE/ 03-4108-009-2600	LOT 3, BLOCK 28, CORAL GABLES DOUGLAS SECTION	5,500	3,321	8,250	4,929
Total Available Square Feet					107,988

*Please note the Development Services Department must verify square footage calculations. These numbers are based on the available Miami-Dade County Property Appraiser's data.

CONCLUSIONS

Reconnaissance survey and research identified seven multi-family resources within North Ponce which are currently designated as Local Historic Landmarks, and twenty-five multi-family resources which are preliminarily considered eligible for Local Historic Landmark designation. If the Zoning Code is revised to allow multi-family designated resources in North Ponce to be donor/sending sites in the City's Transfer of Development Rights (TDR) Program, 59,110.5 square feet will be available from the multi-family resources which are currently designated Local Historic Landmarks. Based on preliminary analysis of the eligibility for multi-family historic designation in North Ponce, approximately 107,988 additional square feet could be available for the TDR program if additional historic designation is pursued.

To date, 156,363.5 square feet of development rights have been transferred through the existing TDR program. As the Zoning Code is currently written, 226,412 square feet are available from potential donor/sending sites within the CBD (Attachment D). Of the 226,412 square feet available from donor/sending sites within the CBD, only 109,927 square feet are privately owned. The remaining 116,485 square feet are from two City-owned buildings.

As previously discussed, this analysis of potential multi-family Local Historic Landmark eligibility within North Ponce is preliminary, and those resources considered eligible and ineligible for designation could change upon further research and as additional resources reach historic age. The data provided is solely intended to give an approximate figure of the additional future potential square footage available for the proposed expansion of the TDR program. In addition, the proposed revision to the Zoning Code will not automatically qualify those multi-family properties in North Ponce which are not currently designated as Local Historic Landmarks to be donor/sending sites in the TDR program. Historic designation must first be pursued and approved by the Historic Preservation Board in order for a multi-family property to qualify.

During the initial 1920s planning of the City of Coral Gables, the North Ponce area was planned as a distinctive section of high quality apartment houses. It has continued in this use as primarily multi-family residences through today. The historic multi-family residences which remain provide a significant connection to the City's early planning and development, and many are good examples of the prevailing architectural styles designed by prominent local architects.

The proposed Zoning Code revision will incentivize the historic preservation of the significant multi-family buildings within North Ponce. It will not only allow funding to provide for the necessary maintenance and restoration of the significant buildings, but the TDR program requires a maintenance plan for the historic building ensuring its future care. The proposed amendment to the Zoning Code will significantly increase the City's ability to promote the protection, enhancement, and preservation of the historic properties within its limits, with only minor text changes to the Zoning Code. A copy of Article 3, Division 10 of the Zoning Code that reflects the proposed amendments is included as Attachment E.

**ATTACHMENT A: MINUTES OF THE FEBRUARY 20, 2014 HISTORIC
PRESERVATION BOARD MEETING**



The City of Coral Gables

Historical Resources Department

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, February 20, 2014, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

MEMBERS:	M	A	M	J	J	A	S	O	N	D	J	F	APPOINTED BY:
Dorothy Thomson	P	-	P	P	P	P	P	P	P	P	P	P	Mayor Jim Cason
Margaret Rolando	P	-	P	P	P	P	E	P	P	P	P	P	Vice Mayor William H. Kerdyk, Jr.
Alejandro Silva	P	-	P	P	P	A	P	P	P	E	P	P	Comm. Patricia Keon
Venny Torre	P	-	P	P	P	P	P	P	P	P	P	P	Comm. Frank C. Quesada
Tony Newell*		-				P	P	P	P	P	P	P	Comm. Vince Lago
Carmen Guerrero	P	-	E	E	P	P	P	P	E	E	E	P	Historic Preservation Board
Deborah Tackett^	P	-	P	E	P	P	P	^	^	^	^	^	City Manager
Dolly MacIntyre	P	-	P	P	P	E	P	P	P	P	P	P	City Commission
Judy Pruitt	P	-	P	P	P	P	P	P	P	P	P	P	City Commission

- A = Absent
- P = Present
- E = Excused
- * = New Member
- ^ = Resigned Member
- = No Meeting

STAFF:

Dona Spain, Historic Preservation Officer
 Kara N. Kautz Assistant Preservation Officer
 Emily Ahouse, Historic Preservationist
 Yesenia Diaz, Administrative Assistant
 Bridgette Thornton, Deputy City Attorney
 William Miner, Building Director

GUESTS: Robert Novo, Kristopher D. Decasserd, Jorge Linares, Lourdes Neugart, Mario Garcia-Serra, Gerald Cherubin, Andrea Askowitz, Antonio Rodriguez, Albert Poza, Mariela Martinez, Robert Leen, Jose L. Sanchez

RECORDING AND PREPARATION OF MINUTES: Nancy C. Morgan, Coral Gables Services, Inc.

The meeting was called to order by Chair Torre at 4:05 p.m. A quorum was present.

MINUTES: MEETING OF JANUARY 16, 2014:

Ms. MacIntyre made a motion to approve the minutes of the meeting of January 16, 2014 as presented. Ms. Pruitt seconded the motion, unanimously passed by voice vote.

DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:

Mr. Torre read for the record the statement regarding lobbyist registration and disclosure. Board members who had ex parte communication or contact regarding cases being heard were instructed to disclose such communication or contact.

PUBLIC SWEARING IN: Ms. Morgan administered the public swearing in for those testifying during the meeting.

LOCAL HISTORIC DESIGNATIONS:

CASE FILE LHD 2013-002 CONTINUED: Consideration of the local historic designation of the property at 235 Majorca Avenue, legally described as Lots 42 to 45 Inclusive, Block 7, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida.

After distributing a letter from Daniel Perez-Zarraga, AIA of Perez & Perez Architects to Board members, Ms. Spain said the Development Services Director had additional questions for the applicant regarding the TDR amendment issue, so only the local historic designation would be considered by the Board at this meeting.

Mr. Garcia-Serra reviewed previous discussions and efforts related to the application (including the TDR amendment matter), with City staff and Board members contributing thoughts in an effort to reach agreement and move forward. Ms. Rolando observed that it would be mutually beneficial if the base of TDR donor sites were expanded; however, she said the onus should not be on one property owner to bear the expense to secure data necessary to determine if such expansion is feasible. Favor was generally expressed for limiting the geographic area of additional donor sites to multi-family properties in the North Ponce de Leon Boulevard area. Ms. Rolando then suggested adopting a resolution to recommend to the Planning and Zoning Board that the text of the Zoning Code's TDR ordinance be modified to expand the geographic area to include historic sites in the North Ponce area. Ms. Thomson expressed concern that sufficient information was not available to make such a recommendation and suggested the City conduct a study that would produce sufficient facts for the Board to consider the issue. Ms. Rolando suggested establishing a vehicle for incentivizing owners to own and maintain their historic properties, and favored a strong recommendation that the City develop a database to position itself to adopt an amendment to the Code to allow for an expansion of the donor sites for TDRs. Discussion continued. Ms. Spain suggested moving forward with the property's historic designation, separate from the TDR ordinance, and advised that it was possible for the applicant to appeal the designation, if desired, and also to put the appeal on hold while the TDR amendment issue moves forward.

Ms. Rolando made a motion to ask the Director of the Historical Resources Department to recommend to the Planning and Zoning Division that the Planning and Zoning Division develop a database, with the assistance of the Historical Resources Department, to determine the scope of properties that could be deemed historic and the amount of TDRs that could be transferred from those properties in the North Ponce de Leon Boulevard area* if the donor base for TDRs were expanded to include the North Ponce de Leon Boulevard area; and to ask the Planning and Zoning Division to develop proposed text for amending the Zoning Code to allow the transfer of TDRs from these donor sites in the expanded area to include multi-family properties in the North Ponce de Leon Boulevard area, and to bring the proposed amendment back to the Board within three months for its consideration of a recommendation to adopt the proposed amendment to the City Commission. (*The North Ponce de Leon Boulevard area referenced above is north of the Central Business District [Navarre Avenue] and east of LeJeune Road. The pending properties would be the multifamily properties in that location that are designated as historic.) Ms. MacIntyre seconded the motion.

Roll Call: Ayes: Mr. Newell, Ms. Pruitt, Ms. Guerrero, Ms. MacIntyre, Mr. Silva, Ms. Rolando, Mr. Torre. Nays: Ms. Thomson.

Regarding the property's proposed historic designation, Mr. Garcia-Serra again objected, cited Architect Daniel Perez-Zarraga's letter and analysis of the property as not sufficiently significant to warrant designation.

Ms. Ahouse presented the property's history, displayed photographs and recapped its significance, concluding that staff recommended in favor of historic designation. Board discussion ensued, after which Mr. Torre invited audience input. Hearing no requests to speak, he closed the public hearing.

Ms. Pruitt made a motion to approve local historic designation of the property located at 235 Majorca Avenue. Ms. Thomson seconded the motion.

Roll Call: Ayes: Ms. Pruitt, Ms. Guerrero, Ms. Thomson, Ms. Rolando, Ms. MacIntyre, Mr. Silva, Mr. Torre. Nays: Mr. Newell.

Referencing the TDR issue, Ms. Thomson cited page 27 of a previous meeting transcript that referenced the City's hiring of outside counsel to analyze the issue. Ms. Spain said the attorney is still analyzing the issue, and said she would follow up.

CASE FILE LHD 2013-005: Consideration of the local historic designation of a local historic district entitled the "Coral Way Historic District." The district includes properties, plazas, the roadway, and the associated landscaping and lighting within the right-of-way on the north and south sides of Coral Way between Anderson Road and Alhambra Circle. A list of addresses and legal descriptions are on file in the Historic Preservation Office.

Ms. Ahouse reviewed the area of the proposed district and the numerous significant elements along Coral Way. She displayed photographs and maps and described the included properties. After stating that a letter protesting the designation was received by Peter and Greta Swart (2418 Country Club Prado), she said two meetings were held with property owners, and concluded that staff recommended in favor of historic designation.

Ms. Spain distributed and read for the record the letter from Peter and Greta Swart who, although not residing in the proposed district, strongly protested the proposed designation for properties abutting Coral Way, located between Anderson Avenue and Alhambra Circle.

Ms. Ahouse was complimented by Board members for the comprehensive and outstanding report she prepared. Ms. Torre invited audience comment. Hearing no requests to speak, he closed the public hearing.

Ms. MacIntyre made a motion to approve local historic designation of a local historic district entitled the "Coral Way Historic District." Ms. Rolando seconded the motion.

Roll Call: Ayes: Ms. Pruitt, Ms. Guerrero, Mr. Silva, Ms. Rolando, Ms. Thomson, Ms. MacIntyre, Mr. Newell, Mr. Torre. Nays: None.

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2012-20 REVISED: An application for the issuance of a Special Certificate of Appropriateness for the property at 6312 Riviera Drive, a Local Historic Landmark, legally described as Lots 8 through 11 & Part of Undug W/W LYG ADJ. Thereto, Block 257, Coral Gables Section Riviera Section Part 11, according to the plat thereof, as recorded in Plat Book 28, Page 23, of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for a revision to the previously approved Certificate of Appropriateness for the addition of a garage structure.

Ms. Ahouse explained that the initial designation and COA application was heard by the Board in January 2013, adding that the homeowner, at this time, wished to revise the previously-approved COA. She displayed photographs and cited the three proposed revisions, describing how they differentiated from the original design. At the conclusion of her presentation, she stated staff's recommendation in favor of approval.

Mr. Rodriguez, project architect, answered Board questions and responded favorably to Mr. Torre's suggestion to more authentically recess the garage doors, perhaps to 12 inches, to cause the structure to appear more like a carriage house. Ms. Guerrero requested, for future cases with elements such as this garage design, to view a model or three-dimensional drawing of the proposed structure.

To Mr. Torre's invitation for audience comment, there was no response. He closed the public hearing.

Ms. Thomson made a motion to approve the design revisions to the previously-approved Certificate of Appropriateness for the addition of a garage structure. Ms. Rolando seconded the motion.

Roll Call: Ayes: Ms. Guerrero, Mr. Silva, Ms. Rolando, Ms. Thomson, Mr. Newell, Ms. MacIntyre, Ms. Pruitt, Mr. Torre. Nays: None.

CASE FILE COA (SP) 2013-022: An application for the issuance of a Special Certificate of Appropriateness for the property at 135 Grand Avenue, a vacant parcel within the "MacFarlane Homestead Subdivision Historic District," legally

described as Lot 10, less portion lying in R/W, Block 1A, MacFarlane Homestead Subdivision, according to the Plat thereof, as recorded in Plat Book 5, Page 81 of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for the construction of a new commercial building.

Ms. Ahouse reviewed the vacant lot, site of the proposed new commercial building, as well as the adjacent properties. She stated staff's recommendation in favor of the proposal, stating it was compatible with the scale and character of the district.

Architect Jose Sanchez discussed the limitations of the project and elements of the design specified for safety purposes, after which he reviewed parking and materials. He responded to Board questions, after which Mr. Torre invited additional audience comment. Hearing no requests to provide further input, he closed the public hearing.

Ms. Guerrero made a motion to approve the design for the construction of a new commercial building at 135 Grand Avenue. Mr. Silva seconded the motion.

Roll Call: Ayes: Ms. Rolando, Ms. Thomson, Mr. Newell, Ms. MacIntyre, Mr. Silva, Ms. Pruitt, Ms. Guerrero, Mr. Torre. Nays: None.

Mr. Torre introduced and welcomed William Miner, the new City Building Director.

CASE FILE COA (SP) 2013-023: An application for the issuance of a Special Certificate of Appropriateness for the property at 4220 Santa Maria Street, a contributing property within the "Santa Maria Street Historic District," legally described as Lot 17 & S 38 feet of Lot 16, Block 93, Coral Gables Country Club Section 5, according to the Plat thereof, as recorded in Plat Book 23, Page 55 of the Public Records of Miami-Dade County, Florida. The applicant requested design approval for an addition and alterations to the residence.

Ms. Ahouse's presentation included location, property background, historic and current photographs, and the proposed addition and alteration. She concluded by stating staff's recommendation in favor of approving the design proposal for the construction of a one-story addition, pool, pool deck, barbecue counter, and a wall, replacement of the roof tile, windows, and shutters, and interior alterations to the building at 4220 Santa Maria Street, and to approve the issuance of a Special Certificate of Appropriateness.

Architect Jorge Linares reviewed the proposal in detail and responded to Board questions. Mr. Torre suggested and discussed with Mr. Linares adding brick facing to the barbecue wall to make it more compatible with the house, making it U-shaped and centering the barbecue on the central axis of the pool. Discussion continued.

Ms. Rolando made a motion to approve the design subject to the application of brick veneer to the barbecue wall, aligning the barbecue structure with the central axis of the pool and to making the barbecue wall U-shaped. The motion was seconded by Mr. Silva.

Roll Call: Ayes: Ms. Rolando, Mr. Silva, Ms. Thomson, Mr. Newell, Ms. MacIntyre, Ms. Pruitt, Ms. Guerrero, Mr. Torre. Nays: None.

CASE FILE COA (SP) 2014-001: An application for the issuance of a Special Certificate of Appropriateness for the property at 716 Alhambra Circle, a contributing property within the "Alhambra Circle Historic District," legally described as the East 20 feet of Lot 13 and all of Lots 14 & 15, Block 23, Coral Gables Section B, according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Record of Miami-Dade County, Florida. The application requested design approval for an addition and alterations to the residence.

Ms. Ahouse conducted a comprehensive presentation of the property, describing as she displayed photographs and drawings the elements and the application. She concluded by stating that staff recommended in favor of approval of the application.

Mr. Poza, project architect, reviewed the proposed addition and alterations, responding during the presentation to Board questions and suggestions. At the conclusion of his presentation, Mr. Torre invited additional audience input. Hearing no requests to speak, he closed the public hearing.

Ms. Rolando made a motion to approve the design proposal for the two-story addition at 716 Alhambra Circle and to approve issuance of a Special Certificate of Appropriateness. Ms. Thomson seconded the motion.

Roll Call: Ayes: Mr. Newell, Ms. MacIntyre, Ms. Pruitt, Ms. Guerrero, Mr. Silva, Ms. Rolando, Ms. Thomson, Mr. Torre. Nays: None.

DISCUSSION ITEMS:

Window replacement for 508 Caligula Avenue, a contributing property within the "French Country Village Historic District," legally described as Lots 9 & 10, Block 124, Coral Gables Riviera Section 10, according to the Plat thereof, as recorded in Plat Book 31, Page 1 of the Public Record of Miami-Dade County, Florida.

Ms. Kautz relayed that the matter was brought to the Board for input regarding window issues she discovered during an inspection. She reviewed the property's 2010 Certificate of Appropriateness, displaying the architect's original proposal and submittal drawings with windows depicted as single-hung window types. The 2010 Board specified that the windows be casement. The drawings appeared to specify double casement windows. However, single casements were installed. All other windows on the house are existing aluminum awning windows. She asked the Board to determine whether or not the owner needs to change new windows to double casements, and introduced property owner Andrea Askowitz. After discussion, Board members consented to allow the owner to keep the new windows as installed.

Douglas Entrance Windows: Mr. Torre raised the issue of the windows on the Douglas Entrance building and asked if there was a protective covenant that specified the replacement of the windows. He suggested that staff, through Code Enforcement, pressure the owners to protect the windows.

Art in Public Places: Ms. Spain advised that staff will report the amount of the fund for historic preservation within the Art in Public Places fund.

City Hall: In response to Ms. Thomson's question about a survey of the condition of City Hall, Ms. Spain said the Public Works Department could advise.

MacFarlane Homestead Subdivision Historic District: Ms. Spain pointed out the district report submitted to Miami-Dade County. She said there is money available for these residences, mentioned how helpful Commissioners had been, and advised that the properties should eventually come before the Board for historic restoration. The importance of ongoing maintenance was discussed.

House on Lisbon: In response to Ms. Thomson's question about a Lisbon residence being demolished today, Ms. Spain relayed that it was not historically designated. An application to demolish the structure was submitted. Staff visited the property with Peter Iglesias. The property had been altered, was not historically significant or structurally sound, and it was allowed to be demolished.

Board Vacancy: Ms. Spain said the City Manager was seeking a candidate, who needs to be either a certified planner or a registered landscape architect.

Segovia Circle: Since this is a Public Works Department project, Ms. Spain said she was unaware of the current status.

NEW BUSINESS:

Miami Center for Architecture: Mr. Silva announced that the Center's opening exhibition will be held March 7th and encouraged attendance.

ADJOURNMENT: There being no further business to be considered, the meeting adjourned at 7:00 p.m.

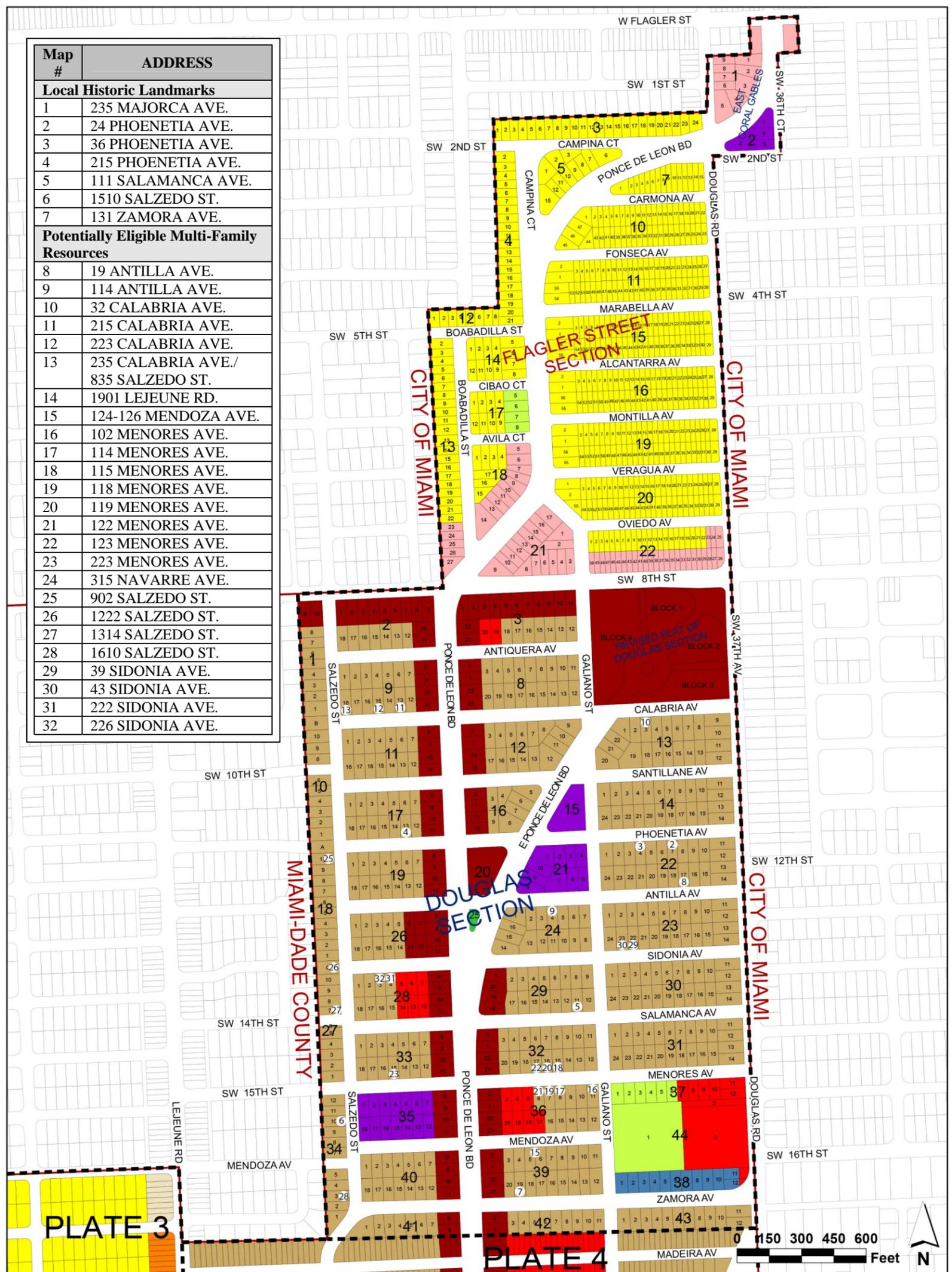
Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

**ATTACHMENT B: FUTURE LAND USE AND ZONING MAPS SHOWING THE
LOCATIONS OF THE MULTI-FAMILY LOCAL HISTORIC LANDMARKS AND
POTENTIALLY ELIGIBLE RESOURCES WITHIN NORTH PONCE**

Map #	ADDRESS
Local Historic Landmarks	
1	235 MAJORCA AVE.
2	24 PHOENETIA AVE.
3	36 PHOENETIA AVE.
4	215 PHOENETIA AVE.
5	111 SALAMANCA AVE.
6	1510 SALZEDO ST.
7	131 ZAMORA AVE.
Potentially Eligible Multi-Family Resources	
8	19 ANTILLA AVE.
9	114 ANTILLA AVE.
10	32 CALABRIA AVE.
11	215 CALABRIA AVE.
12	223 CALABRIA AVE.
13	235 CALABRIA AVE./ 835 SALZEDO ST.
14	1901 LEJEUNE RD.
15	124-126 MENDOZA AVE.
16	102 MENORES AVE.
17	114 MENORES AVE.
18	115 MENORES AVE.
19	118 MENORES AVE.
20	119 MENORES AVE.
21	122 MENORES AVE.
22	123 MENORES AVE.
23	223 MENORES AVE.
24	315 NAVARRE AVE.
25	902 SALZEDO ST.
26	1222 SALZEDO ST.
27	1314 SALZEDO ST.
28	1610 SALZEDO ST.
29	39 SIDONIA AVE.
30	43 SIDONIA AVE.
31	222 SIDONIA AVE.
32	226 SIDONIA AVE.



Future Land Use Map

Land Use Classifications

- | | | | |
|--|---|----------------------------------|-----------------------------------|
| Residential Single-Family Low Density (6 Units/Acre) | Residential Multi-Family High Density (150 Feet; 60 Units/Acre) | University Campus | Conservation Areas |
| Residential Single-Family High Density (9 Units/Acre) | Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.) | University Campus Multi-Use Area | Public Buildings and Grounds |
| Residential Multi-Family Duplex Density (9 Units/Acre) | Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.) | Education | Hospital |
| Residential Multi-Family Low Density (50 Feet; 20 Units/Acre) | Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.) | Parks and Recreation | Religious/Institutional |
| Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre) | Industrial | Open Space | Community Services and Facilities |

Plate 5 of 18
City of Coral Gables
Planning & Zoning Division
July 2013



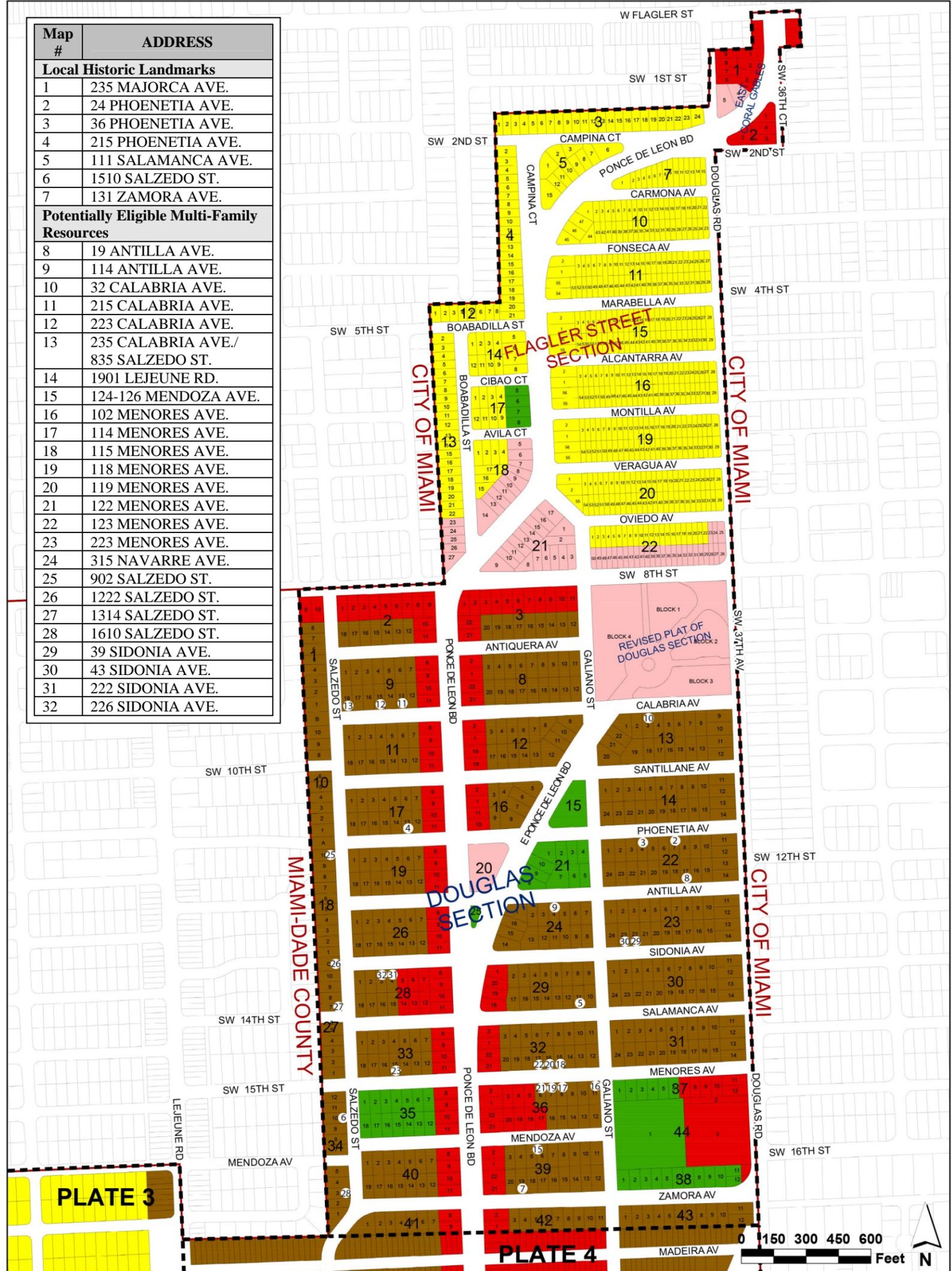
Future Land Use Map

Land Use Classifications

- Residential Single-Family Low Density (6 Units/Acre)
- Residential Multi-Family Duplex Density (9 Units/Acre)
- Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- University Campus Multi-Use Area
- Open Space
- Hospital
- Residential Single-Family High Density (9 Units/Acre)
- Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Industrial
- Education
- Conservation Areas
- Religious/Institutional
- (CBD) Central Business District
- University Campus
- Parks and Recreation
- Public Buildings and Grounds
- Community Services and Facilities

Plate 4 of 18
 City of Coral Gables
 Planning & Zoning Division
 July 2013

Map #	ADDRESS
Local Historic Landmarks	
1	235 MAJORCA AVE.
2	24 PHOENETIA AVE.
3	36 PHOENETIA AVE.
4	215 PHOENETIA AVE.
5	111 SALAMANCA AVE.
6	1510 SALZEDO ST.
7	131 ZAMORA AVE.
Potentially Eligible Multi-Family Resources	
8	19 ANTILLA AVE.
9	114 ANTILLA AVE.
10	32 CALABRIA AVE.
11	215 CALABRIA AVE.
12	223 CALABRIA AVE.
13	235 CALABRIA AVE./ 835 SALZEDO ST.
14	1901 LEJEUNE RD.
15	124-126 MENDOZA AVE.
16	102 MENORES AVE.
17	114 MENORES AVE.
18	115 MENORES AVE.
19	118 MENORES AVE.
20	119 MENORES AVE.
21	122 MENORES AVE.
22	123 MENORES AVE.
23	223 MENORES AVE.
24	315 NAVARRE AVE.
25	902 SALZEDO ST.
26	1222 SALZEDO ST.
27	1314 SALZEDO ST.
28	1610 SALZEDO ST.
29	39 SIDONIA AVE.
30	43 SIDONIA AVE.
31	222 SIDONIA AVE.
32	226 SIDONIA AVE.



Zoning Map

Zoning Districts

- (SFR) Single-Family Residential District
- (MF1) Multi-Family 1 Duplex District
- (MF2) Multi-Family 2 District
- (MFS) Multi-Family Special Area District
- (UCD) University Campus District
- (S) Special Use District
- (P) Preservation District
- (CL) Commercial Limited District
- (C) Commercial District
- (I) Industrial District

**Plate
5 of 18**

City of Coral Gables
Planning & Zoning Division
July 2013

Map #	ADDRESS
Local Historic Landmarks	
1	235 MAJORCA AVE.
2	24 PHOENETIA AVE.
3	36 PHOENETIA AVE.
4	215 PHOENETIA AVE.
5	111 SALAMANCA AVE.
6	1510 SALZEDO ST.
7	131 ZAMORA AVE.
Potentially Eligible Multi-Family Resources	
8	19 ANTILLA AVE.
9	114 ANTILLA AVE.
10	32 CALABRIA AVE.
11	215 CALABRIA AVE.
12	223 CALABRIA AVE.
13	235 CALABRIA AVE./ 835 SALZEDO ST.
14	1901 LEJEUNE RD.
15	124-126 MENDOZA AVE.
16	102 MENORES AVE.
17	114 MENORES AVE.
18	115 MENORES AVE.
19	118 MENORES AVE.
20	119 MENORES AVE.
21	122 MENORES AVE.
22	123 MENORES AVE.
23	223 MENORES AVE.
24	315 NAVARRE AVE.
25	902 SALZEDO ST.
26	1222 SALZEDO ST.
27	1314 SALZEDO ST.
28	1610 SALZEDO ST.
29	39 SIDONIA AVE.
30	43 SIDONIA AVE.
31	222 SIDONIA AVE.
32	226 SIDONIA AVE.



Zoning Map

- Zoning Districts**
- (SFR) Single-Family Residential District
 - (MF1) Multi-Family 1 Duplex District
 - (P) Preservation District
 - (I) Industrial District
 - (MF2) Multi-Family 2 District
 - (UCD) University Campus District
 - (CL) Commercial Limited District
 - (DO) Downtown Overlay District
 - (S) Special Use District
 - (C) Commercial District
 - (CBD) Central Business District

**Plate
4 of 18**
City of Coral Gables
Planning & Zoning Division
July 2013

**ATTACHMENT C: PHOTOGRAPHS OF MULTI-FAMILY RESOURCES
CONSIDERED POTENTIALLY ELIGIBLE FOR HISTORIC DESIGNATION WITHIN
NORTH PONCE**



19 Antilla Avenue



114 Antilla Avenue



32 Calabria Avenue



215 Calabria Avenue



223 Calabria Avenue



235 Calabria Avenue/835 Salzedo Street



1901 LeJeune Road



124 Mendoza Avenue (124-126 Mendoza Avenue is located on one parcel)



126 Mendoza Avenue (124-126 Mendoza Avenue is located on one parcel)



102 Menores Avenue



114 Menores Avenue



115 Menores Avenue



118 Menores Avenue



119 Menores Avenue



122 Menores Avenue



123 Menores Avenue



223 Menores Avenue



315 Navarre Avenue



902 Salzedo Street



1222 Salzedo Street



1314 Salzedo Street



1610 Salzedo Street



39 Sidonia Avenue



43 Sidonia Avenue



222 Sidonia Avenue



226 Sidonia Avenue

**ATTACHMENT D: EXISTING AVAILABLE DEVELOPMENT RIGHTS FROM
LOCAL HISTORIC LANDMARKS WITHIN THE CBD**

HISTORICALLY DESIGNATED PROPERTIES WITHIN THE CENTRAL BUSINESS DISTRICT

NAME	ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION	PROPERTY SIZE*-(SQ. FT.)	EXISTING BUILDING * (SQ. FT.)	BUILD OUT* 3.5 FAR	DEVELOPMENT RIGHTS PREVIOUSLY TRANSFERRED	DEVELOPMENT POTENTIAL* (SQ. FT.)
HOTEL PLACE ST. MICHEL	162 ALCAZAR AVENUE (2135 PONCE DE LEON BLVD) 4108-007-2230	LOTS 3 AND 4, BLOCK 24, SECTION "L"	5,575	14,567	19,512.5	0	4,945.5
CLA-REIN / LA PALMA HOTEL	116 ALHAMBRA CIRCLE (112 ALHAMBRA CIRCLE) 4108-007-2000	LOTS 1 AND 2, BLOCK 22, SECTION "L" (LENGTHY LEGAL)	17,180	23,373	60,130	TDR99-01, 2001-04 TRANSFER 28,128	8,629
"STOW" BUILDING	270 ALHAMBRA CIRCLE 4108-006-2970	LOT 7 AND PART OF LOT 6, BLOCK 28, SECTION "K"	2,500	4,207	8,750	0	4,543
OLD POLICE AND FIRE STATION	285 ARAGON AVENUE 4108-006-3100	LOTS 1-4 AND 20 FT ALLEY AND LOTS 42-48, BLOCK 34, SECTION "K"	27,500	21,000	96,250	0	75,250
JOHN M. STABILE BLDG. BOOKS AND BOOKS	296 ARAGON AVENUE 4108-006-3600	LOTS 1 AND 2, BLOCK 37, SECTION "K"	5,287	4,933	18,504.5	0	13,571.5
CORAL GABLES CLINIC	263 ARAGON AVENUE (255-265 ARAGON AVENUE) 4108-006-3300	LOTS 33-41, BLOCK 34, SECTION "K"	22,500	32,618	78,750	TDR99-02 TRANSFER 34,882	11,250
COLONNADE BUILDING	169 MIRACLE MILE 4117-005-0290	LOTS 8-14, 39-47, BLOCK 38, SECTION "L"	86,833	625,575	303,915.5	0	0
MIRACLE THEATRE	280 MIRACLE MILE 4117-005-1870	LOTS 44-47 AND ALLEY AND THE SOUTH 50 FT OF LOTS 1-3, LESS W 10 FT OF THE N 70 FT OF LOT 4 AND LOT 5, CRAFTS SECTION (LENGTHY LEGAL)	20,800	31,565	72,800	0	41,235
H. GEORGE FINK OFFICES & STUDIO	2506 PONCE DE LEON BLVD. 4117-005-1870	LOTS 22 & 23, BLOCK 7, CRAFTS SECTION	5,228	4,506	18,298	TDR 99-03 TRANSFER 11,178	2,614
136 MIRACLE MILE	136 MIRACLE MILE 136 CORAL WAY 4117-005-0530	LOT 13, BLOCK 3 CORAL GABLES CRAFTS SECTION	3,000	2,596	10,500	TDR 2001-01 TRANSFER 6,404	1,500
340 MIRACLE MILE	340 MIRACLE MILE 4117-005-0080	LOTS 10 AND 11, BLOCK 1, CORAL GABLES CRAFTS SECTION	6000	6,883	21,000	TDR 2001-02 TRANSFER 11,117	3,000
348-350 MIRACLE MILE	348-350 MIRACLE MILE 4117-005-0070	LOTS 8 AND 9, BLOCK 1, CORAL GABLES CRAFTS SECTION	6,000	6,702	21,000	TDR 2001-03 TRANSFER 11,298	3,000
300 ALHAMBRA CIRCLE	300 ALHAMBRA CIRCLE 4108-006-2750	LOTS 23 AND 24, BLOCK 27, CORAL GABLES SECTION "K"	4,713	1,356	16,495.5	TDR 2014-002 TRANSFER 10,757	4,382.5
2312-2322 PONCE DE LEON BOULEVARD	2312-14 PONCE DE LEON BOULEVARD 4108-006-3180	N 25 FT OF LOTS 25-28, BLOCK 34, SECTION "K"	2,625	7,405	9,187.5	TDR 2014-004 TRANSFER 1,529	253.5

NAME	ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION	PROPERTY SIZE*-(SQ. FT.)	EXISTING BUILDING *(SQ. FT.)	BUILD OUT* 3.5 FAR	DEVELOPMENT RIGHTS PREVIOUSLY TRANSFERRED	DEVELOPMENT POTENTIAL* (SQ. FT.)
	2320-22 PONCE DE LEON BOULEVARD 4108-006-3190	N 25 FT OF S 75 FT OF LOTS 25-28, BLOCK 34, SECTION "K"	2,575	3,698	9,012.5	TDR 2014-005 TRANSFER 4,558	756.5
280-290 ALHAMBRA CIRCLE	280-290 ALHAMBRA CIRCLE 4108-006-2950	LOTS 1, 2, 3, AND 4, BLOCK 28, CORAL GABLES SECTION "K"	10,287	10,200	36,004.5	TDR 2014-001 TRANSFER 25,804.5	0
2120-2140 SALZEDO STREET (301-305 ALCAZAR AVENUE)	2120-2140 SALZEDO STREET (301-305 ALCAZAR AVENUE) 4108-006-1590	LOTS 25, 26, 27, 28, 29, AND 30, BLOCK 19, CORAL GABLES SECTION "K"	15,289	13,544	53,511.5	0	39,967.5
130 CORAL WAY (130 MIRACLE MILE)	130 CORAL WAY (130 MIRACLE MILE) 03-4117-005-0540	LOTS 14 & 15, BLOCK 3, CORAL GABLES CRAFTS SECTION	6,000	9,486	21,000	0	11,514
320 MIRACLE MILE	320 MIRACLE MILE 03-4117-005-0100	LOTS 15 & 16, BLOCK 1, CORAL GABLES CRAFTS SECTION	6,000	10,292	21,000	TDR 2014-003 TRANSFER 10,708	0
Total Available Square Feet							226,412

*Please note the Development Services Department must verify square footage calculations. These numbers are based on the available Miami-Dade County Property Appraiser's data.

**ATTACHMENT E: PROPOSED AMENDED ARTICLE 3, DIVISION 10 OF THE
CORAL GABLES ZONING CODE**

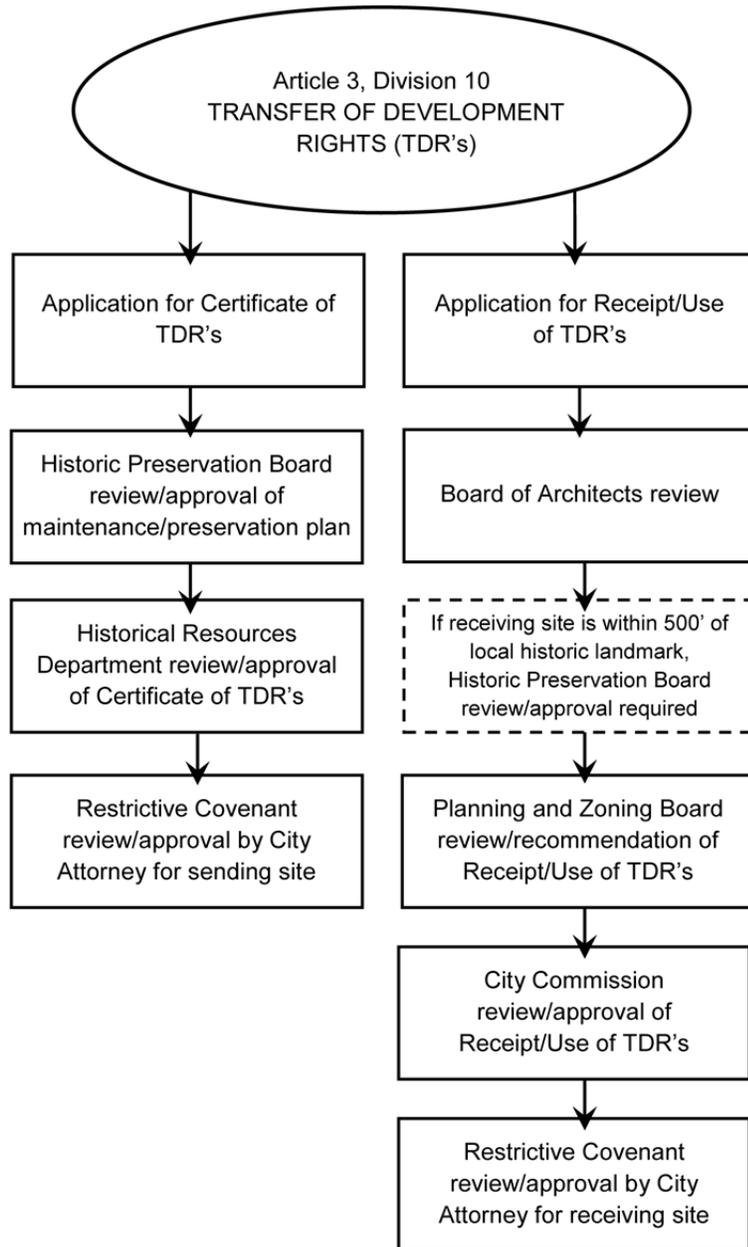
~~Strikethrough~~ indicates deletions from the existing Zoning Code text, and underline indicates additions.

ARTICLE 3 - DEVELOPMENT REVIEW

Division 10. Transfer of Development Rights

Section 3-1001. General procedures for Transfer of Development Rights.

The following graphic summarizes the review and approval procedures for the Transfer of Development Rights (TDRs).



Section 3-1002. Purpose and applicability.

The purpose of these provisions are to allow the transfer/sending of unused development rights of local historic landmarks to other properties within the Central Business District (CBD) to encourage historic

ARTICLE 3 - DEVELOPMENT REVIEW

preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties.

Section 3-1003. Application.

An application to transfer/send and receive TDRs shall be made in writing upon an application form approved by the City. The application to transfer/send shall be filed with the Historical Resources Department and the application to receive TDRs shall be filed with the Planning Department.

Section 3-1004. Transfer/sending of TDRs and issuance of a Certificate of TDRs.

- A. Transfer/sending of TDRs. The TDRs rights eligible to be transferred from the property calculated as follows: the difference between the existing gross floor area on the property and the maximum floor area permitted on the property by the applicable zoning district.
- B. Transfer/sending of TDRs from a sending site. The Historic Preservation Officer shall have the authority to grant approval to transfer/send TDRs if all of the following are satisfied:
 1. The sending site has been designated as a local historic landmark or a contributing property within a local historic district pursuant to Article 3, Division 11.
 2. The sending site is located within the boundaries of the CBD and designated commercial zoning, or the sending site is located north of Navarre Avenue, east of LeJeune Road, and south of SW 8th Street, is zoned MF2, and has one of the following MF2 permitted land uses: duplex dwelling, multi-family dwelling, or bed and breakfast establishment.
 3. The Building and Zoning Department has calculated the unused development rights or TDRs eligible to be transferred from the property per Section 3-1005.B.
 4. The property owner(s) have provided a maintenance/preservation plan prepared by a certified architect or engineer of the State of Florida, which sets forth a maintenance schedule and/or rehabilitation treatment if applicable for those architectural elements that contribute to the historic integrity of the property or restoration of original features. Those features are identified by the "Review Guide," a section of the local designation report produced by the Historical Resources Department.
 5. Inspection of the property may be completed by the Historic Resources Department to determine compliance with the above criteria.
 6. Historic Preservation Board review and approval of the maintenance/preservation plan to determine compliance with Article 3, Division 11.

The approval to transfer/send shall be via the issuance of a Certificate of TDRs. The Historic Preservation Officer may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

Section 3-1005. Use of TDRs on receiver sites.

- A. Use of TDRs on receiver sites. The receiving sites shall be located within the boundaries of the CBD and designated Commercial zoning.
- B. Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five (25%) percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted.

Section 3-1006. Review and approval of use of TDRs on receiver sites.

ARTICLE 3 - DEVELOPMENT REVIEW

- A. An application to transfer development rights to a receiver site shall be reviewed subject to all of the following:
1. In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs.
 2. Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards.
 3. If the receiving site is within five (500) hundred feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property.
 4. Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following:
 - a. Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses.
 - b. The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest.
 - c. The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment.
 - d. The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan.

The Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

Section 3-1007. Approvals and restrictions.

A Restrictive Covenant shall be required on both the sending and receiving properties outlining any/all applicable conditions of approval pursuant to these provisions. The Restrictive Covenant(s) shall require review and approval by the City Attorney prior to recordation. The applicants shall be responsible for all costs associated herein.

Section 3-1008. TDRs list of local historic landmarks.

The Historical Resources Department shall maintain a list of local historic landmark properties eligible as TDRs transfer/sending sites.

Section 3-1009. Expiration of approvals.

A. Certificates of TDRs shall be valid for up to two (2) years from date of issuance, in accordance with

~~B. City Commission TDRs approvals shall be subject to~~ Section 1-111., Time limitation of approvals.

HISTORIC PRESERVATION BOARD

COMMISSION CHAMBERS
405 Biltmore Way
Coral Gables, Florida

Thursday, May 8, 2014
6:01 p.m. - 6:22 p.m.

CITY COMMISSION / CITY PROJECTS UPDATE

Analysis for proposed City of Coral Gables Zoning Code Amendment - Expansion of the Transfer of Development Rights Program to included historically designated multi-family resources in the North Ponce area as sending sites.

PROCEEDINGS

2014 MAY 27 PM 3:16
RECEIVED
CITY OF CORAL GABLES
HISTORICAL RESOURCES

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HISTORIC PRESERVATION BOARD MEMBERS PRESENT:

ALEJANDRO SILVA (Chairman)

DOROTHY THOMSON

MARGARET ROLANDO

TONY NEWELL

CARMEN GUERRERO

ROBERT PARSLEY

DOLLY MACINTYRE

JUDY PRUITT

REPORTER:

GLENDAM. POWERS
Registered Professional Reporter
Certified Realtime Reporter
Florida Professional Reporter

1 MR. SILVA: The next item is the Analysis of
2 the Proposed Program for the TDR.

3 Emily, do you want to take it away?

4 MS. AHOUSE: The brief background on this
5 project, for those of you who weren't here in the
6 February meeting, is that in 2013 Mario
7 Garcia-Serra had proposed an amendment to the
8 zoning code to allow commercial and multi-family
9 zoned properties outside of the Central Business
10 District to be able to use donor/sending sites in
11 the Transferable of Development Rights Program.

12 This was proposed on behalf of the owner of
13 235 Majorca Avenue, who is currently under
14 consideration for local historic designation.

15 And in February of 2014 when the designation
16 was presented to the board, you had asked that we
17 separate the designation from the TDR amendment
18 issue, and the building was designated.

19 So at that time also it was recommended that
20 rather than looking at the entire city in
21 multi-family commercial properties outside the
22 Central Business District that the expansion be
23 limited to historically designated multi-family
24 properties in the North Ponce area.

25 So the staff has been working to compile the

1 data you requested, and that's what is contained in
2 the report in front of you today.

3 And we began -- we had to start by evaluating
4 what was currently designated and then the
5 approximate future potential for designation so we
6 could get the database of potential future TDRs
7 available should the zoning code be revised.

8 And as we began to look at that, we had to
9 establish some parameters for the zoning board
10 division to know exactly what we're looking at when
11 we started to survey the resources.

12 So the first one is that it was located within
13 North Ponce, which is defined as north of Navarre
14 Avenue, east of LeJeune Road and south of S.W. 8th
15 Street within the city limits. So the eastern
16 boundary is Douglas Road.

17 The second is that it was zoned multi-family 2
18 district, and that 2 district is multi-family
19 zoning in that area.

20 And the third is that it has one of the
21 following permitted land uses for MF2, duplex
22 dwelling, multi-family dwelling or bed and
23 breakfast.

24 This was basically to exclude single family
25 residences that might be zoned.

1 You can see here a map of the boundaries. The
2 area is outlined in green. We looked at the area
3 north of 8th Street as well, except because there
4 are some designated multi-family buildings there,
5 again, non-designated, but those are actually
6 non-conforming buildings, which are primary zoned
7 single family, so they wouldn't have the same
8 development potential and the TDR program really
9 wouldn't apply to them. So that's how we limited
10 it to south of 8th Street.

11 When we looked at what has currently been
12 designated, there's seven buildings on North Ponce
13 that are multi-family and meet the criteria:

14 235 Majorca Avenue, 24 Phoenetia Avenue,
15 36 Phoenetia Avenue, 215 Phoenetia Avenue,
16 111 Salamanca Avenue, 1510 Salzedo Street,
17 and 131 Zamora Avenue.

18 So the next step was a little bit more
19 difficult, looking at the potential for future
20 designations in the area. But I wanted to be very
21 clear about our methodology when he do this.

22 This report you have in front of you was
23 intended to be a ballpark, a baseline, to give us
24 some numbers that we could work with as we move
25 forward. It's not intended to be a comprehensive

1 inventory of what's eligible or ineligible in the
2 area.

3 We did a reconnaissance-level survey, which
4 basically entailed driving all the streets, taking
5 photos, taking notes. It didn't include the
6 extensive level of research that will occur when
7 designation proceeds.

8 So there may be other buildings that have
9 significance that wasn't necessarily just for
10 striking architecture; and conversely, there could
11 be issues with alterations which weren't apparent
12 on these buildings, which would disqualify them.

13 But we feel very strongly that this is still a
14 solid approximation of what could be designated.

15 So what we found was 25 potentially eligible
16 multi-family properties; 23 from the 1920s, two
17 were from the 1930s, and I will simply just go
18 through the addresses:

19 19 Antilla Avenue, 114 Antilla Avenue,
20 32 Calabria Avenue, 215 Calabria Avenue,
21 223 Calabria Avenue, 235 Calabria Avenue,
22 1901 LeJeune Road, 124 Mendoza Avenue, 126 Mendoza
23 Avenue, 102 Menores Avenue, 114 Menores Avenue,
24 115 Menores Avenue, 118 Menores Avenue, 119 Menores
25 Avenue, 122 Menores Avenue, 123 Menores Avenue,

1 223 Menores Avenue, 315 Navarre Avenue, 902 Salzedo
2 Street, 1222 Salzedo Street, 1314 Salzedo Street,
3 1610 Salzedo Street, 39 Sidonia Avenue, 43 Sidonia
4 Avenue, 222 Sidonia Avenue and 226 Sidonia Avenue.

5 It's hard to see it to scale, but these are
6 maps of all the locations that we identified and
7 that are designated as potentially eligible.

8 And so once we identified the potential
9 eligibility sources, we created a database of the
10 potential development rights which could be
11 transferred.

12 In the basis of our calculations were we used
13 the data from the Miami-Dade property appraiser for
14 property size and existing square footage for each
15 building, so that's something that would need to be
16 verified in the future.

17 The work for the planning and zoning
18 department, they have to determine the maximum
19 floor to area ratio which should be used on the
20 site. And basically what we did was look at, if
21 this building could be demolished, what's the
22 maximum you need to build with all those.

23 And one quick (inaudible) FAR that was used,
24 and I note that just because it's different than
25 what's used in the Central Business District

1 because of the zoning, and they have different
2 allowances.

3 So in the report you have complete tables
4 going by building by building, noting what would be
5 available for transfer from each building.

6 In the summary is, if this survey was passed
7 tomorrow, based on what we currently have
8 designated, there will be 59,110.5 square feet
9 available.

10 And if every single building which we
11 identified as potentially eligible was designated,
12 there would be 107,988 additional square feet
13 available. And that's -- to be clear, this
14 provision wouldn't automatically qualify anything.

15 Every building still has to come before this
16 board and receive designation, your approval before
17 they can proceed with the transfer.

18 So the total amount it would supply is
19 167,098.5 square feet, potentially.

20 It's a good use comparison or summary of the
21 existing program, which began in 1999, to date,
22 156,363.5 square feet had been transferred.

23 And what's currently available within the
24 Central Business District is 226,412 square feet.
25 That includes 109,927 square feet that's privately

1 owned and 116,485 square feet that's city owned.

2 So I think what's striking about the data,
3 once we saw it, is that if you look at 156,363.5
4 square feet that's been used and the, quote,
5 potential of 167,000 square feet, you're basically
6 referring to the (inaudible) there. One of the
7 purposes of (inaudible) designated if the expansion
8 were to go through.

9 So you have in your report the text that we
10 proposed for the zoning code amendment. I'm happy
11 to answer any questions about that or anything
12 else.

13 The intention of this revision is to
14 incentivize the historic preservation and to
15 increase the city's ability to promote historic
16 preservation.

17 MR. SILVA: First, fantastic job. This is a
18 lot of work. It's a really comprehensive survey.
19 I thank you very much.

20 MS. SPAIN: And it came in while she was still
21 here, just under the line.

22 MR. SILVA: A couple of questions, though.
23 This seems to be an exercise or really useful to
24 the planning and zoning and city commission.

25 Do you have -- because I didn't see it going

1 through and maybe I just missed it. I know we
2 identified the possible historic sites that are
3 designated, but these possibly can change, right?

4 Do we have a pool of the existing -- just
5 straight up existing multi-family 2 zoned property
6 existing in that area? Is it a huge -- do we -- do
7 we have that in here?

8 MS. AHOUSE: What's existing as designated?

9 MR. SILVA: No, not designated.

10 MS. SPAIN: Or what's there?

11 MR. SILVA: No, just stock that's there.

12 MS. SPAIN: No, we don't have that.

13 MR. SILVA: The number is going to be
14 somewhere in between what you have designated or
15 designated in between, it's going to be more, or
16 it's going to be less, or that delta, I guess, is
17 what I'm looking for, between what you guys have
18 designated as possibly be designated to max, if
19 everything was designated.

20 MS. ROLANDO: So you're thinking what about
21 the non-contributing multi-family structures?

22 MR. SILVA: Yeah, exactly. Exactly.

23 MS. SPAIN: We can get that. There has been a
24 report done a few years ago that identified the
25 number of properties by a --

1 MS. AHOUSE: We had by age.

2 MS. SPAIN: -- by age. There were so many
3 that were built in the 1920s and so many built in
4 the 1930s. We have that report from, I would say,
5 five years ago. It may not be accurate.

6 There's a lot of them. And the majority of
7 the buildings up there, I would say, do not qualify
8 to be designated.

9 The issue I had was the owners of these
10 buildings, and anything else that could potentially
11 be designated, but specifically these buildings,
12 they're stuck, they can't demolish those buildings
13 because we're not going to let them do that.

14 And yet they really don't have -- and they're
15 legally non-conforming. They're very small units
16 on the inside. A lot of them need to be repaired
17 and many of the owners probably don't have the
18 wherewithal to do that, and yet we're not allowing
19 them to demolish them.

20 So this is something that the city has for
21 many years tried to help the North Ponce area and
22 specifically those property owners that could
23 possibly be designated, and I think this is a very
24 good means to do that.

25 MR. SILVA: Well, for sure, I know that there

1 are --

2 MS. SPAIN: Yeah, I think that's a good thing
3 to have. I'm not sure whether it would be too
4 accurate, but we certainly could try.

5 MR. SILVA: Just to get an idea of the scale
6 of things. But I know on the other side is there's
7 a concern about too much coming into the CBD and
8 we're going to want some assurances of the scale.
9 If somebody looks at it and says -- (inaudible)
10 four or five --

11 MS. SPAIN: Certainly, they can go back to
12 that, and a majority of them will --

13 MR. SILVA: -- and explain (inaudible) --

14 MS. SPAIN: -- go back to me and --

15 MR. SILVA: Exactly, yeah. Just have --

16 MS. SPAIN: We can do that.

17 MR. SILVA: -- further to have that.

18 MR. SILVA: Any other comments?

19 MS. ROLANDO: I was stunned at how
20 beautiful this --

21 MS. SPAIN: It's gorgeous. I've been through
22 there. There are absolutely beautiful properties
23 there.

24 MS. ROLANDO: Yeah, building after building.
25 They're really exquisite, and many, many of them

1 look as if they're really good condition or
2 at least very well maintained.

3 MS. SPAIN: They do.

4 MS. ROLANDO: And I also was somewhat
5 surprised at how little square footage can be
6 harvested. I'm thinking 167,000 square feet,
7 that's like chump change for a tall building.

8 So I, you know, like these megatowers are over
9 a million square feet, like the downtown towers.
10 So I wasn't concerned, even if we, shall we say,
11 harvested the maximum amount of contributing or
12 designated the maximum amount of contributing
13 buildings. I thought that was a manageable number.

14 And it certainly doesn't look as if they're
15 being scooped up and people are standing in line.
16 So it seems as if over the time they've been like
17 fed into this system in a rather deliberate
18 fashion.

19 So I thought your work was beautiful, and
20 really very well done. And we're -- I was
21 impressed.

22 MR. PARSLEY: Can I ask you a question about
23 the process? Let's say I'm a builder and I want to
24 get some square footage. How do I go about finding
25 it, a marketplace, through you, a list somewhere?

1 MS. SPAIN: Once this goes through, we
2 maintain a list of potential sending sites. Now
3 these cases, they would need to be designated.

4 But in the past we had one developer that met
5 with me and walked Miracle Mile and purchased the
6 properties that were able to be designated, came
7 forward with the designation, and then transferred
8 the development rights.

9 So even those properties that are not
10 designated now, if they really want to add square
11 feet, you'll find them out there.

12 MR. SILVA: You're not processing --

13 MS. ROLANDO: What's --

14 MS. SPAIN: No.

15 MR. SILVA: The process, it's just a bigger
16 pool?

17 MS. SPAIN: No, it's just a pool of the --

18 MR. NEWELL: How does the price negotiated?

19 Is the price negotiated through sender and
20 receiver?

21 MS. SPAIN: Yes. We don't get involved in
22 that. That was a big discussion when this went
23 forward in 1999, how we could somehow get involved
24 in the money.

25 Because the intent is to have the maintenance

1 plan take an (inaudible) that they submit, and we
2 were concerned that that money would not be there
3 once it was -- we don't do that. We couldn't
4 work -- we couldn't figure out a way to have that.

5 I've actually talked with other preservation
6 officers that have this same program and asked them
7 if they get involved with the money and no one
8 actually does. And there's a whole talk about
9 putting it in an escrow account, but it just didn't
10 work out.

11 MS. ROLANDO: Now, what does the city sell
12 their transferable development rights for?

13 MS. SPAIN: The city has not sold any transfer
14 development rights yet.

15 MS. ROLANDO: Okay. So, but they have a pool,
16 potentially?

17 MS. SPAIN: They do. We do.

18 MS. ROLANDO: Now, what is the next step?

19 Do we some way vote to approve this?

20 MS. SPAIN: Yes. And then it would go to the
21 planning and zoning department to be placed on a
22 future planning and zoning board as a text
23 amendment to the zoning code; and then it would be
24 reviewed by the city commission for approval.

25 So this is just a first step, is a text

1 amendment to allow these properties to become
2 sending sites. It's an amendment to the zoning
3 code.

4 MS. ROLANDO: So would the motion be something
5 like this: That the Historic Preservation Board
6 recommends adoption of this --

7 MS. SPAIN: Yes. Of this amendment to the
8 zoning code.

9 MS. ROLANDO: -- of this amendment to the
10 zoning code. And then we would recommend that it
11 be taken up by P & Z at their next available
12 meeting.

13 MS. SPAIN: You can do that.

14 MS. ROLANDO: So I'm --

15 MR. NEWELL: So moved.

16 MS. ROLANDO: Thank you.

17 MR. NEWELL: Sure.

18 MR. SILVA: We should have a public discussion
19 first, if anyone wants to speak to this.

20 MS. SPAIN: We only have one member of the
21 public here. Oh, I didn't see you.

22 MS. ROLANDO: Oh, sorry. We know what he's
23 going to say.

24 MR. SILVA: Yes.

25 MS. EBBERT: You never know what I'm going to

1 say.

2 MR. SILVA: Do you want to be heard?

3 MS. EBBERT: No. I'm waiting to have dinner
4 with somebody.

5 MR. GARCIA-SERRA: I will make it short then.

6 It's probably been a year of me coming up here
7 and explaining to you the idea of TDRs and the
8 benefits of it.

9 I think the numbers, you know, sort of make
10 the point that what we're doing here really is
11 replenishing the pool that has been historically
12 made available.

13 And it's not going to be resolved in any rush
14 to, you know, all of a sudden start developing
15 massive buildings within the Central Business
16 District.

17 Keep in mind that when you are using them on
18 the donor site in the CBD, you're still limited to
19 then increasing your TDR no more than 25 percent of
20 what you're at right now.

21 And I think where it will make a big
22 difference is in the mission of the historic
23 preservation of the city, in that it's going to
24 make it a lot easier to get these properties owners
25 to accept historic designation, when the economic

1 impact of that designation indicated that, in fact,
2 (inaudible) you know, Transferable Development
3 Rights and be able to recoup some money that way,
4 and then obligate themselves to a maintenance plan,
5 so as to maintain the buildings in the condition in
6 which they should be and be able to still continue
7 using them and have them part of the vibrant
8 culture and fabric of the city and not resulting in
9 the demolition or neglect.

10 So thank you for your patience, and thanks to
11 staff for all the work they put into it, and
12 hopefully this is the next step and will take it
13 forward on the next two steps to get this approved.

14 THE REPORTER: What's your name, sir?

15 MR. GARCIA-SERRA: Mario Garcia-Serra. The
16 address is 2 South Biscayne Boulevard.

17 MS. SPAIN: You hesitated. He changed law
18 firms.

19 MR. SILVA: So if there's no more further
20 discussion, we will close the public hearing, and I
21 was hoping for a motion.

22 MS. ROLANDO: I move for -- okay.

23 MS. MACINTYRE: We already have a motion,
24 whatever you said.

25 MS. ROLANDO: Fine. We already have a motion.

1 MR. NEWELL: We're all done, so perfect.

2 MR. SILVA: Do we have a second?

3 THE CLERK: Who seconded it, please?

4 MR. PARSLEY: Second.

5 MR. SILVA: Mr. Parsley seconded it.

6 Call the roll, please.

7 THE CLERK: I will. Ms. Pruitt?

8 MS. PRUITT: Yes.

9 THE CLERK: Ms. Guerrero?

10 MS. GUERRERO: Yes.

11 THE CLERK: Mr. Newell?

12 MR. NEWELL: Yes.

13 THE CLERK: Mr. Parsley?

14 MR. PARSLEY: Yes.

15 THE CLERK: Ms. Rolando?

16 MS. ROLANDO: Yes.

17 THE CLERK: Ms. MacIntyre?

18 MS. MACINTYRE: Yes.

19 THE CLERK: Mr. Silva?

20 MR. SILVA: Yes.

21 Thank you. The motion passes. All right.

22 Do we have anything else?

23 (Agenda item concluded at 6:22 p.m.)

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REPORTER'S CERTIFICATE

STATE OF FLORIDA) COUNTY OF DADE)

I, Glenda M. Powers, Registered Professional Reporter, Certified Realtime Reporter, and Notary Public in and for the State of Florida at large, certify that I was authorized to and did report said proceedings in stenotype; and that the foregoing pages, numbered from 1 to 20, inclusive, are a true and correct transcription of my shorthand notes of said proceedings.

I further certify that said proceedings were taken at the time and place hereinabove set forth and that taking of said proceedings was commenced and completed as hereinabove set out.

I further certify that I am not a relative or employee of any attorney or counsel of party connected with this action, nor am I financially interested in the action.

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Dated this 22nd day of May, 2014.

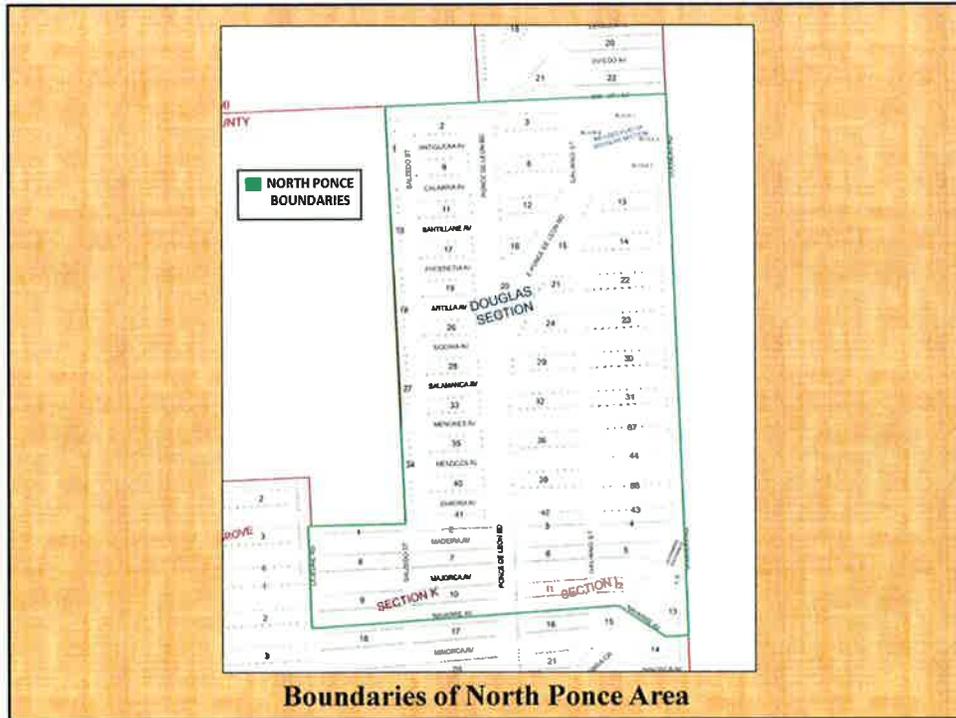


Glenda M. Powers, RPR, CRR, FPR

Analysis for proposed City of Coral Gables Zoning Code Amendment – Expansion of the Transfer of Development Rights Program to include historically designated multi-family resources in the North Ponce area as sending sites.

Parameters for Expansion of Sending Sites:

- **Located within North Ponce**
*North of Navarre Avenue, East of Le Jeune Road,
and South of SW 8th Street within the City Limits*
- **Zoned Multi-Family 2 District (MF2)**
- **One of the following MF2 permitted Land Uses:**
Duplex Dwelling
Multi-Family Dwelling
Bed and Breakfast

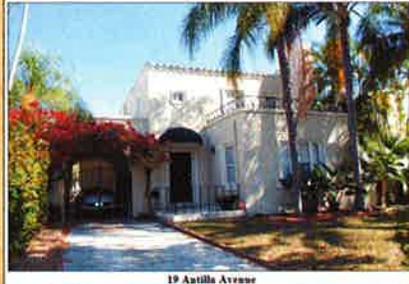


Boundaries of North Ponce Area

North Ponce Multi-Family Resources Currently Designated as Local Historic Landmarks

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION
235 MAJORCA AVENUE/ 03-4108-006-0250	LOTS 42-45 INC, BLOCK 7, CORAL GABLES SECTION "K"
24 PHOENETIA AVENUE/ 03-4108-009-1890	LOT 7, BLOCK 22, CORAL GABLES DOUGLAS SECTION
36 PHOENETIA AVENUE/ 03-4108-009-1880	LOT 4 AND W 23 FEET LOT 5, BLOCK 22, CORAL GABLES DOUGLAS SECTION
215 PHOENETIA AVENUE/ 03-4108-009-1590	LOT 13, BLOCK 17, CORAL GABLES DOUGLAS SECTION
111 SALAMANCA AVENUE/ 03-4108-009-2790	LOTS 10-11 AND E 30 FEET LOT 12, BLOCK 29, CORAL GABLES DOUGLAS SECTION
1510 SALZEDO STREET/ 03-4108-009-3581	LOT 10 AND S 13.5 FEET LOT 11, BLOCK 34, CORAL GABLES DOUGLAS SECTION
131 ZAMORA AVENUE/ 03-4108-009-4030	LOT 19, BLOCK 39, CORAL GABLES DOUGLAS SECTION

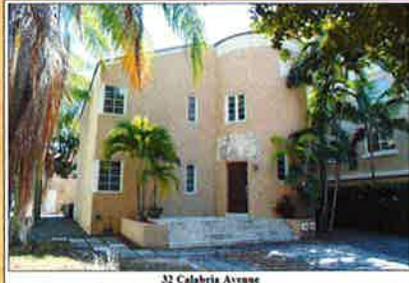
Approximate Future Potential for North Ponce Multi-Family Designation:
Preliminarily Eligible Resources



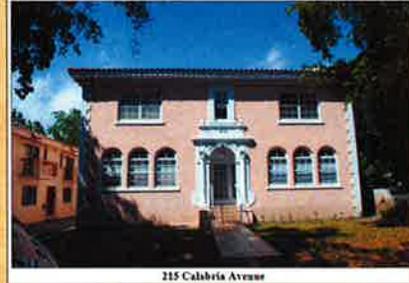
19 Antilla Avenue



114 Antilla Avenue

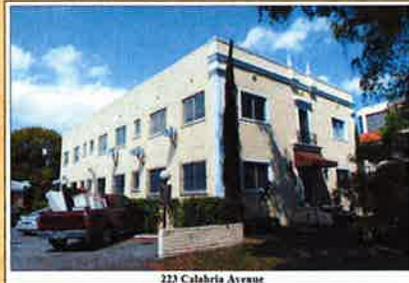


33 Calabria Avenue



215 Calabria Avenue

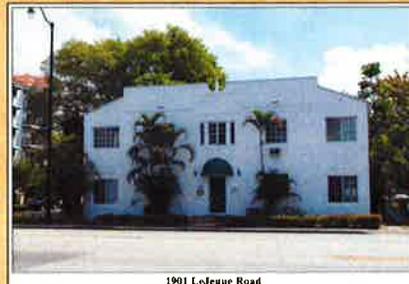
Approximate Future Potential for North Ponce Multi-Family Designation:
Preliminarily Eligible Resources



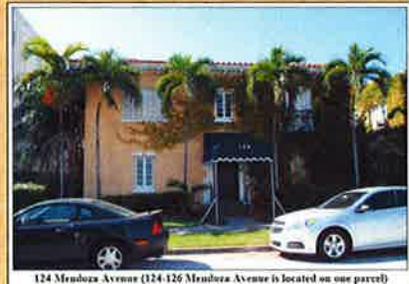
223 Calabria Avenue



235 Calabria Avenue-835 Salado Street



1901 LeJeune Road



124 Menloza Avenue (124-126 Menloza Avenue is located on one parcel)

Approximate Future Potential for North Ponce Multi-Family Designation:
Preliminarily Eligible Resources



126 Mendoza Avenue (124-126 Mendoza Avenue is located on one parcel)



102 Menores Avenue



114 Menores Avenue



115 Menores Avenue

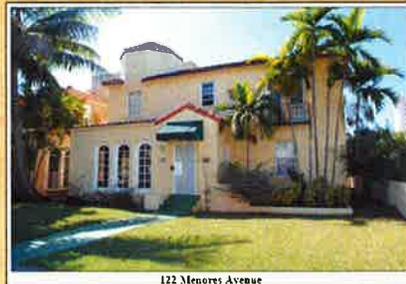
Approximate Future Potential for North Ponce Multi-Family Designation:
Preliminarily Eligible Resources



118 Menores Avenue



119 Menores Avenue

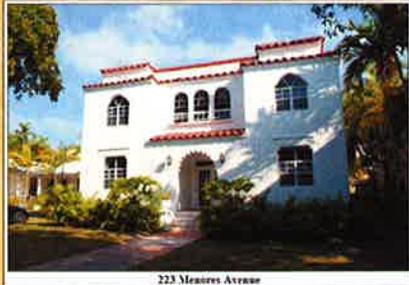


122 Menores Avenue



123 Menores Avenue

Approximate Future Potential for North Ponce Multi-Family Designation:
Preliminarily Eligible Resources



223 Meneses Avenue



315 Navarre Avenue



902 Salzedo Street



1222 Salzedo Street

Approximate Future Potential for North Ponce Multi-Family Designation:
Preliminarily Eligible Resources



1314 Salzedo Street



1010 Salzedo Street



29 Sifonia Avenue

Approximate Future Potential for North Ponce Multi-Family Designation:
Preliminarily Eligible Resources



43 Sidonia Avenue



222 Sidonia Avenue

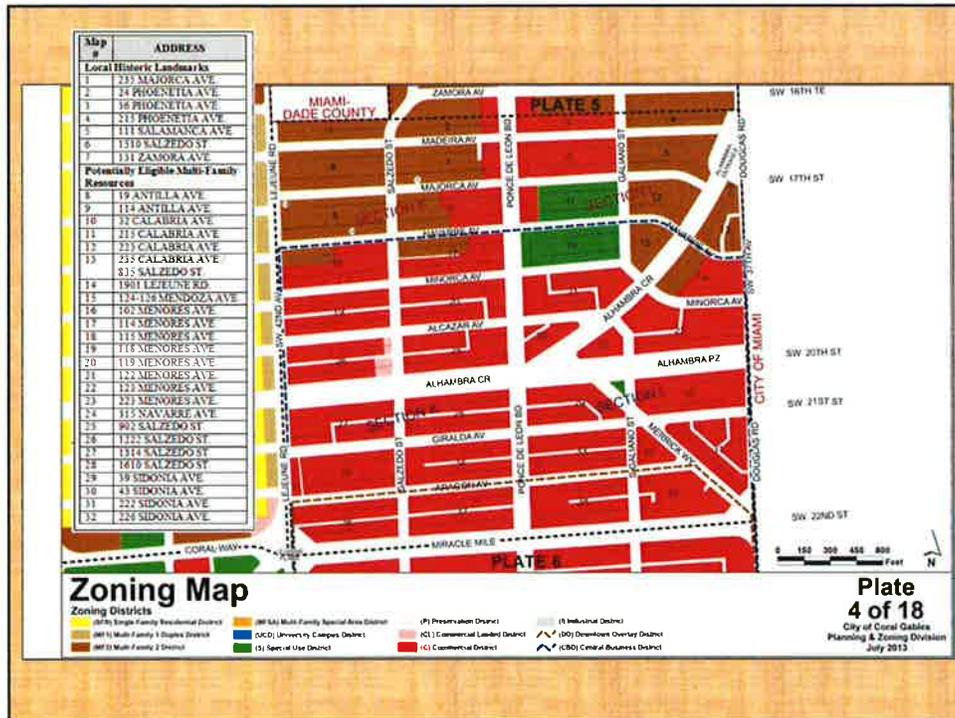


226 Sidonia Avenue

Map #	ADDRESS
Local Historic Landmarks	
1	233 MALORCA AVE
2	24 PROSENYA AVE
3	36 PROSENYA AVE
4	215 PROSENYA AVE
5	111 KALAMANCA AVE
6	1510 SALZEDO ST
7	111 ZAMORA AVE
Potentially Eligible Multi-Family Resources	
8	19 ANTELLA AVE
9	114 ANTELLA AVE
10	32 CALABRIA AVE
11	213 CALABRIA AVE
12	233 CALABRIA AVE
13	233 CALABRIA AVE
14	815 SALZEDO ST
15	1901 LEJUNE RD
16	124 DISENDOZA AVE
17	107 MENORES AVE
18	114 MENORES AVE
19	115 MENORES AVE
20	118 MENORES AVE
21	119 MENORES AVE
22	122 MENORES AVE
23	123 MENORES AVE
24	115 NAVARRA AVE
25	902 SALZEDO ST
26	1223 SALZEDO ST
27	1314 SALZEDO ST
28	1610 SALZEDO ST
29	39 SIDONIA AVE
30	41 SIDONIA AVE
31	233 SIDONIA AVE
32	226 SIDONIA AVE



Plate
5 of 18
 City of Coral Gables
 Planning & Zoning Division
 July 2015



Potential Future TDRs from Multi-Family Resources in North Ponce

Previously Designated Local Historic Landmarks: 59,110.5 square feet

Approximate Future Availability if Additional Designation is Pursued:

107,988 square feet

Total: 167,098.5 square feet

**Existing TDRs Available from Sending Sites within the
CBD as the Zoning Code is Currently Written**

Total Previously Transferred: 156,363.5 square feet

Total Available: 226,412 square feet

Includes – 109,927 square feet Privately Owned
– 116,485 square feet City Owned

