



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables  
Application: **Historic Designation Procedures Zoning Code Text Amendment**  
Public Hearing: Planning and Zoning Board  
Date & Time: **May 11, 2022; 6:00 – 9:00 p.m.**  
Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

The City of Coral Gables has initiated a request for a Zoning Code Text Amendment as follows:

*An Ordinance of the City Commission of Coral Gables, Florida amending the City of Coral Gables Zoning Code, Article 8 “Historic Preservation” and Article 14 “Process” to address inconsistencies in the Zoning Code and revise the Historic Designation process; providing for severability clause, codification, and providing for an effective date.*

## 2. APPLICATION SUMMARY

Staff drafted Zoning Code text amendments to address inconsistencies in the Zoning Code and revise the designation process.

The following amendments are proposed:

- Update flow chart in Sec 8-102 to clarify the process for applicants where a designation application is not recommended for approval by Staff. The applicant may proceed with the preparation and submittal of a designation application for review by the Historic Preservation Board
- Require the Historic Preservation Officer to complete a Determination of Eligibility review with 45 days of submittal of the request
- Require the Determination of Eligibility to include the criteria considered in the review
- Require a Public Hearing to take place within 90 days of a Determination of Eligibility being issued
- Clarify who may submit a proposal for historic designation
- Provide minimum submittal requirements for historic designation applications
- Provide submittal time requirement for applicant when Staff has determined a property does not meet the minimum eligibility criteria
- Require a copy of the historic landmark designation report be provided to the property owner no less than 14 days prior to the Historic Preservation Board meeting at which the designation shall be heard
- Correct the time period for which Determination of Historic Significance Letters are valid

## 3. REVIEW TIMELINE / PUBLIC NOTICE

### City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	05.11.22
City Commission – 1 <sup>st</sup> Reading	TBD
City Commission – 2 <sup>nd</sup> Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	04.29.22
Posted agenda and Staff report on City web page/City Hall	05.06.22

**4. FINDINGS OF FACT**

The requests are Text Amendments to Article 8 “Historic Preservation” and Article 14 “Process.” The proposed changes are provided in Attachment A in ~~striketrough~~ / underline format.

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed text amendment is to address inconsistencies in the Zoning Code and revise the designation process.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment does not impact the uses related to historic preservation.
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.	The proposed text amendment does not affect the densities nor intensities of the land uses of historically designated properties.
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 than the minimum requirements of the Comprehensive Plan.	The proposed text amendment to address inconsistencies and revise the historic designation process for will not affect the level of service for public infrastructure.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment to address historic designation inconsistencies does not directly conflict with the objectives and policies of the Comprehensive Plan.

*Staff comments:*

The proposed text amendments to Article 8 “Historic Preservation” and Article 14 “Process” of the Zoning Code addresses the inconsistencies and revises the historic designation process. This proposed revisions to the historic designation process for the enhancement of the historic and cultural resources, which

fulfills many goals, objectives, and policies of the Comprehensive Plan. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are satisfied.

**5. STAFF RECOMMENDATION**

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

*An Ordinance of the City Commission of Coral Gables, Florida amending the City of Coral Gables Zoning Code, Article 8 "Historic Preservation" and Article 14 "Process" to address inconsistencies in the Zoning Code and revise the Historic Designation process; providing for severability clause, codification, and providing for an effective date.*

Staff recommends Approval.

**6. ATTACHMENTS**

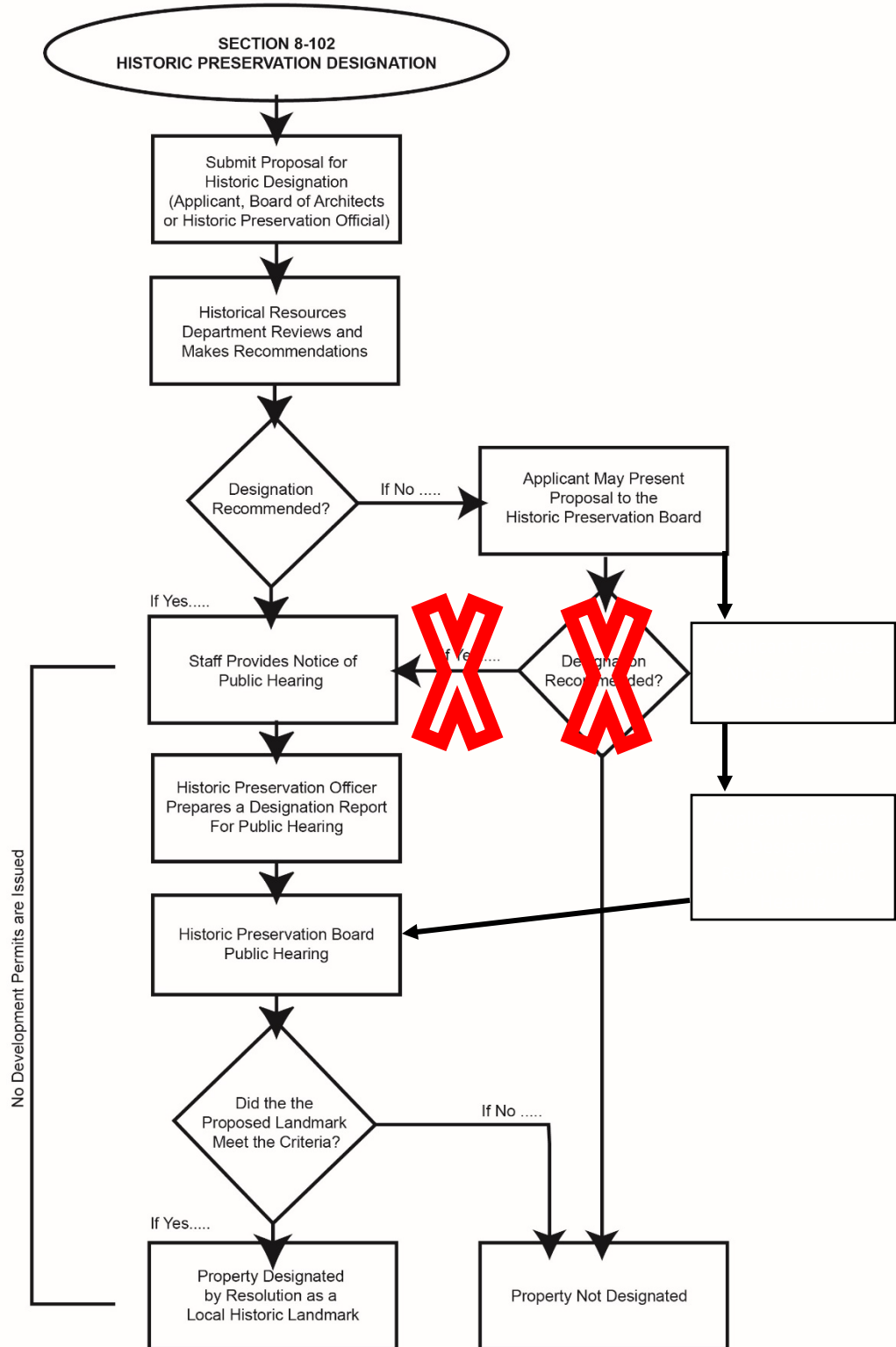
- A. Proposed text amendment.
- B. Legal advertisement published.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and 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, Ph.D., AIA, AICP, LEED AP  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida



## Section 8-107. Demolition

(G) All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is completed by the Historic Preservation Officer within 45 days of submittal and is preliminary in nature. The determination of eligibility will include criteria that was considered in the preliminary determination but is not included as an exhaustive list. The final report may include additional criteria or exclude others after further research is completed. The final public hearing before the Historic Preservation Board on Local Historic Designation shall be held as soon as practically possible and no later than ninety (90) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include the following: property appraisals; archeological assessments; and historic assessments.

## Section 8-104 Designation Procedures

- A. Proposals for designation of potential local historic landmarks and local historic landmark districts:
  - 1. Proposals for designation of potential local historic landmarks and local historic landmark districts may be submitted to the Historical Resources Department for recommendation to the Historic Preservation Board by the Board of Architects or any citizen or City property owner who provides information, which illustrates that the property meets the criteria for listing as set forth in Section 8-103. The information submitted must include sufficient preliminary information to enable the staff's review for an initial determination that the property meets the minimum eligibility criteria. Proposals for the designation of potential historic landmarks shall include the property address, legal description, tax folio number, location map, date of construction, architectural style, architect (if known), color photographs of the property, and a written statement. Proposals for the designation of potential local historic landmark districts and multiple property nominations shall include this information for each property within the proposed district and a description of the proposed district boundaries with boundary map. The written statement shall be based on the information provided, and any other relevant supplemental information, explaining the historic, cultural, aesthetic, or architectural significance of the proposed landmark, district, or multiple property nomination. In addition to furnishing all necessary

information, the applicant may be required to pay applicable fees, if any. If the department's initial determination is that the property does not meet the minimum eligibility criteria for listing, the applicant may present the proposal for designation to the Historic Preservation Board. The applicant must submit a report within 30 days of the eligibility determination which describes in sufficient detail the criteria the potential historic landmark satisfies for designation. The applicant will then present at the next regularly scheduled Historic Preservation Board meeting where notice can be provided.;

- 2.
3. The Board may, on their own or upon the recommendation from staff or any citizen pursuant to Subsection (a) 1. of this section, direct staff to begin the designation process by preparing a designation report pursuant to Subsection (b) below of this section and any other standards the Board may deem necessary, submitting this report to the procedures described herein, and arranging for a public hearing before the Historic Preservation Board on this matter; or
4. Whenever a determination is made by either the Director of the Historical Resources Department or the Historic Preservation Board that an application for historic designation shall proceed to public hearing as provided in this Article, no development permits shall be issued until the public hearing is held and a determination made on the subject designation in accordance with the provisions of Section 8-104.C. In the case where an owner seeks a demolition permit, the public hearing shall be held in accordance with 8-107(G).

.....

B. ....

6. The historic landmark designation report will be provided to property owners or applicants no less than 14 days prior to the Historic Preservation Board meeting at which the designation shall be heard.

Section 14-107.5. Historical Resources Department and Historic Preservation Officer.

(B) (15) Issue letters determining the historical significance of a property. Such determinations do not constitute development orders and are valid for a period of eighteen (18) months.

MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

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in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

04/29/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Guillermo Garcia*  
Sworn to and subscribed before me this  
29 day of APRIL, A.D. 2022

*Christina Lynn Ravix*  
(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING  
HYBRID MEETING ON ZOOM PLATFORM**

**City Public Hearing** Local Planning Agency / Planning and Zoning Board  
**Dates/Times** Wednesday, May 11, 2022, 6:00 p.m.  
**Location** City Commission Chamber, City Hall  
405 Biltmore Way, Coral Gables, FL 33134

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Vacation of public alleyway)
2. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West 1/2 of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review/Future Land Use Map Amendment)

# City of Coral Gables

3. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (TDRs)
4. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE). (Mixed Use Site Plan and Cond. Use Review)
5. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a replat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Tentative Plat)
6. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a previously approved but expired Building Site Determination pursuant to Zoning Code Section 14-206.6, "Building Site Determination" to separate into two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part 11 (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

7. An Ordinance of the City Commission of Coral Gables, Florida amending the City of Coral Gables Zoning Code, Article 8 "Historic Preservation" and Article 14 "Process" to address inconsistencies in the Zoning Code and revise the Historic Designation process; providing for severability clause, codification, and providing for an effective date.
8. An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking and Access," Section 10-110, "Amount of Required Parking" to increase requirements for electric vehicle charging, providing for severability clause, repealer provision, codification, and providing for an effective date.
9. An Ordinance of the City Commission of Coral Gables, Florida, providing for a text amendment to the City of Coral Gables official Zoning Code by revising Article 15 "Notices", Section 15-102 "Notice", Subsection C "Mail Notices" providing that when a notice radius extends outside of the City limits, notice shall be mailed outside of the City limits only to addresses that are within three hundred (300) feet of the City's municipal boundary; providing for severability, repealer, codification, and an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, May 11, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: ([www.coralgables.com/pzb](http://www.coralgables.com/pzb)) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cctv](http://www.coralgables.com/cctv)) as well as Channel 77 on Comcast.

Sincerely,  
Ramon Trias  
Assistant Director of Planning and Zoning  
City of Coral Gables, Florida  
4/29

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