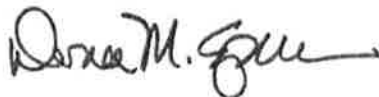


CITY OF CORAL GABLES

- 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

Spain, Dona

From: Leen, Craig
Sent: Thursday, June 19, 2014 2:16 PM
To: McLaughlin, Megan
Cc: Trias, Ramon; Gonzalez, Elizabeth; Spain, Dona; Tejera, Erick
Subject: RE: Legal Opinion regarding maximum height and FAR in MF2, Douglas Section

City Attorney Opinion

As for question 1, my opinion is that the more specific governs the more general. Accordingly, the site specific governs (see also section 1-108C), and the building may be constructed to a height not exceeding six stories or seventy feet, whichever is less. In addition, my opinion is that section 4-103(D) continues to govern as to "building site and density," other than for this specific exception as to height. This interpretation makes all of the language in the site specific have meaning, which is a principal goal of ordinance interpretation.

As for question 2, in accordance with a prior opinion I issued that was adopted by a Commission resolution, it would be the maximum allowable FAR for that site, which would be 1.40 here, plus any applicable bonuses/increases.

Please let me know if you have any questions.

Craig E. Leen
City Attorney

From: McLaughlin, Megan
Sent: Thursday, June 19, 2014 8:17 AM
To: Leen, Craig
Cc: Trias, Ramon; Gonzalez, Elizabeth; Spain, Dona; Tejera, Erick
Subject: Legal Opinion regarding maximum height and FAR in MF2, Douglas Section

Good afternoon Craig,

As we discussed yesterday, I would appreciate it if you could issue a legal opinion regarding the calculation of maximum height and FAR for MF2 properties in the Douglas Section:

1) Height:

Section 4-103.D.2.a of the Zoning Code states that "Buildings with a height of forty-five (45) feet or less shall be constructed on a parcel of land with a width of not less than fifty (50) feet or a depth of not less than one hundred (100) feet.

However:

Section A-40.A.2 of the Zoning Code states that "...in that portion of the Douglas Section bounded on the west by Salzedo Street, on the north by Southwest Eighth Street, on the east by Douglas Road and on the south by Section K and Section L, apartment buildings may be constructed to a height not exceeding six (6) stories of seventy (70) feet, whichever is less, provided that such building sites and density conform to Section 4-103(D).

Do you agree that this permits buildings of up to 70' or 6 stories on lots greater than 50'x100'?

2) FAR:

If you agree that a maximum height of 70' is allowed on lots of 50'x100' or greater, please provide a legal opinion on the following:

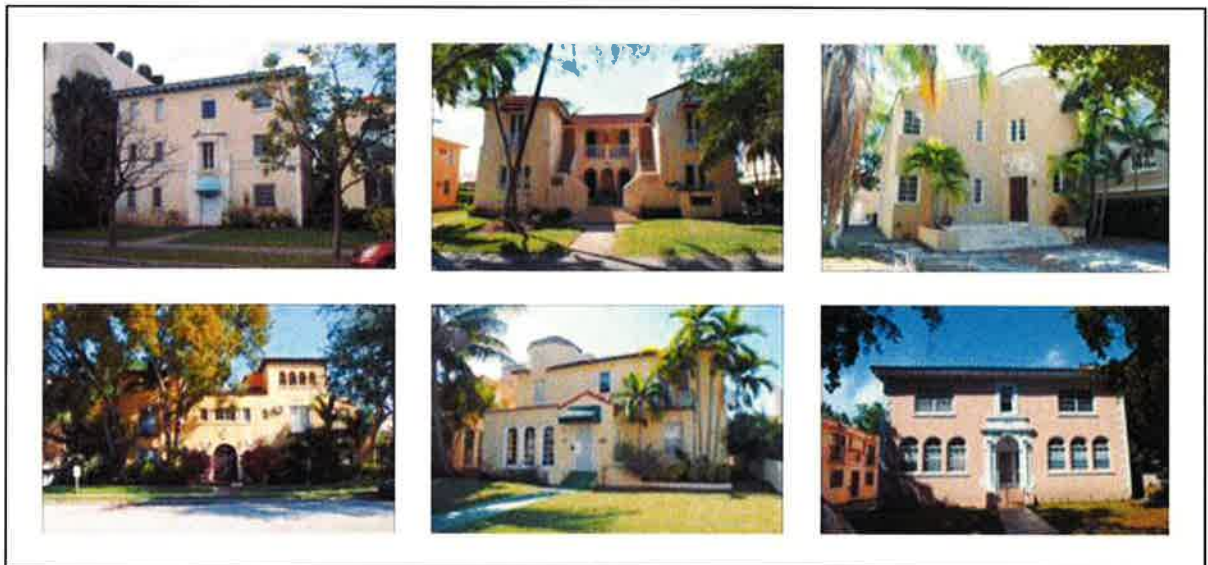
Section 4-103.D.8.b. includes a table that outlines a range of maximum FARs for buildings between 45' and 70' in height. What is the maximum allowable FAR for a sending site for Transfer of Development Rights, where there is no specific density or height?

Take care,
Megan

Megan McLaughlin, AICP
City Planner
City of Coral Gables
(305)460-5214

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 City Commission of July 22, 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.



**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
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

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION
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 (if applicable)	BUILD OUT* 1.9 FAR (if applicable)	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	N/A	12,289
24 PHOENETIA AVENUE/ 03-4108-009-1890	LOT 7, BLOCK 22, CORAL GABLES DOUGLAS SECTION	5,500	2,178	N/A	10,450	8,272
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	N/A	15,257	11,956
215 PHOENETIA AVENUE/ 03-4108-009-1590	LOT 13, BLOCK 17, CORAL GABLES DOUGLAS SECTION	5,500	5,082	N/A	10,450	5,368
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	N/A	27,170	22,871
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	N/A	7,468.5
131 ZAMORA AVENUE/ 03-4108-009-4030	LOT 19, BLOCK 39, CORAL GABLES DOUGLAS SECTION	5,900	4,632	N/A	11,210	6,578
				Total Available Square Feet		74,802.5

*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	BUILD OUT* 1.9 FAR (if applicable)	DEVELOPMENT POTENTIAL* (SQ. FT.)
19 ANTILLA AVENUE/ 03-4108-009-1970	LOT 17, BLOCK 22, CORAL GABLES DOUGLAS SECTION	5,500	2,152	N/A	10,450	8,298
114 ANTILLA AVENUE/ 03-4108-009-2250	LOT 4, BLOCK 24, CORAL GABLES DOUGLAS SECTION	5,500	5,043	N/A	10,450	5,407
32 CALABRIA AVENUE/ 03-4108-009-1110	LOT 3, BLOCK 13, CORAL GABLES DOUGLAS SECTION	6,000	3,151	N/A	11,400	8,249
215 CALABRIA AVENUE/ 03-4108-009-0660	LOT 13, BLOCK 9, CORAL GABLES DOUGLAS SECTION	6,000	6,787	N/A	11,400	4,613
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			
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	N/A	17,100	13,754
1901 LEJEUNE ROAD/ 03-4108-006-0470	LOTS 1 & 2, LESS R/W, BLOCK 9, CORAL GABLES SECTION "K"	5,000	2,861	N/A	9,500	6,639
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	N/A	10,450	5,040
114 MENORES AVENUE/ 03-4108-009-3750	LOT 8 & W ½ LOT 9, BLOCK 36, CORAL GABLES DOUGLAS SECTION	8,250	5,736	N/A	15,675	9,939

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION	PROPERTY SIZE* (SQ. FT.)	EXISTING BUILDING* (SQ. FT.)	BUILD OUT* 1.5 FAR	BUILD OUT* 1.9 FAR (if applicable)	DEVELOPMENT POTENTIAL* (SQ. FT.)
115 MENORES AVENUE/ 03-4108-009-3330	W ½ LOT 14 & LOT 15, BLOCK 32, CORAL GABLES DOUGLAS SECTION	8,250	5,429	N/A	15,675	10,246
118 MENORES AVENUE/ 03-4108-009-3740	LOT 7, BLOCK 36, CORAL GABLES DOUGLAS SECTION	5,500	5,736	N/A	10,450	4,714
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	N/A	10,450	4,714
123 MENORES AVENUE/ 03-4108-009-3350	LOT 17, BLOCK 32, CORAL GABLES DOUGLAS SECTION	5,500	5,430	N/A	10,450	5,020
223 MENORES AVENUE/ 03-4108-009-3501	LOT 15, BLOCK 33, CORAL GABLES DOUGLAS SECTION	5,500	3,458	N/A	10,450	6,992
315 NAVARRE AVENUE/ 03-4108-006-0630	LOTS 31 TO 34 INC, BLOCK 9, CORAL GABLES SECTION "K"	12,400	6,416	18,600	N/A	12,184
902 SALZEDO STREET/ 03-4108-009-0780	LOT 10, BLOCK 10, CORAL GABLES DOUGLAS SECTION	6,600	4,505	9,900	N/A	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	N/A	6,667
1314 SALZEDO STREET/ 03-4108-009-2550	LOT 7, BLOCK 27, CORAL GABLES DOUGLAS SECTION	5,500	3,508	8,250	N/A	4,742
1610 SALZEDO STREET/ 03-4108-009-3550	LOT 3, BLOCK 34, CORAL GABLES DOUGLAS SECTION	5,526	5,743	8,289	N/A	2,546

ADDRESS / FOLIO NUMBER	LEGAL DESCRIPTION	PROPERTY SIZE* (SQ. FT.)	EXISTING BUILDING* (SQ. FT.)	BUILD OUT* 1.5 FAR	BUILD OUT* 1.9 FAR (if applicable)	DEVELOPMENT POTENTIAL* (SQ. FT.)
39 SIDONIA AVENUE/ 03-4108-009-2200	LOT 22, BLOCK 23, CORAL GABLES DOUGLAS SECTION	5,500	3,091	N/A	10,450	7,359
43 SIDONIA AVENUE/ 03-4108-009-2201	LOT 23, BLOCK 23, CORAL GABLES DOUGLAS SECTION	5,500	3,109	N/A	10,450	7,341
222 SIDONIA AVENUE/ 03-4108-009-2610	LOT 4, BLOCK 28, CORAL GABLES DOUGLAS SECTION	5,500	9,600	N/A	10,450	860
226 SIDONIA AVENUE/ 03-4108-009-2600	LOT 3, BLOCK 28, CORAL GABLES DOUGLAS SECTION	5,500	3,321	N/A	10,450	7,129
				Total Available Square Feet		147,848

*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, 74,802.5 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 147,848 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 sending 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.

Coral Gables Historic Preservation Board Meeting Minutes
Thursday, February 20, 2014
Continued

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.

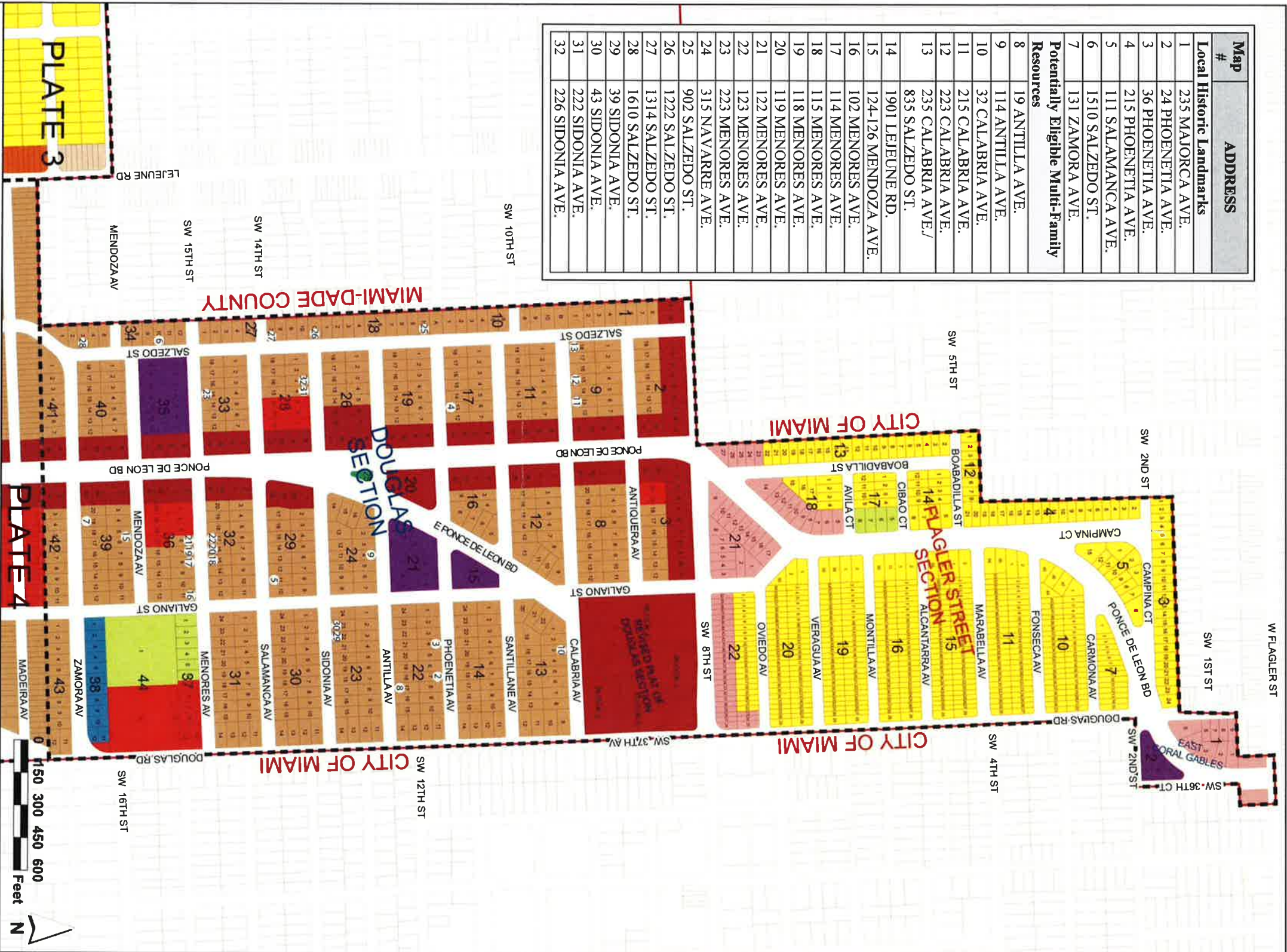
Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Dona M. Spain". The signature is fluid and cursive, with a long horizontal stroke at the end.

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 (8 Units/Acre)

Residential Single-Family High Density (9 Units/Acre)

Residential Multi-Family Duplex Density (9 Units/Acre)

Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)

Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)

Residential Multi-Family High Density (150 Feet; 60 Units/Acre)

Commercial Low-Rise Intensity (60 Feet; 3.0 F.A.R.)

Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)

Commercial High-Rise Intensity (160 Feet; 3.0 F.A.R.)

Industrial

University Campus Multi-Use Area

Parks and Recreation

Open Space

Conservation Areas

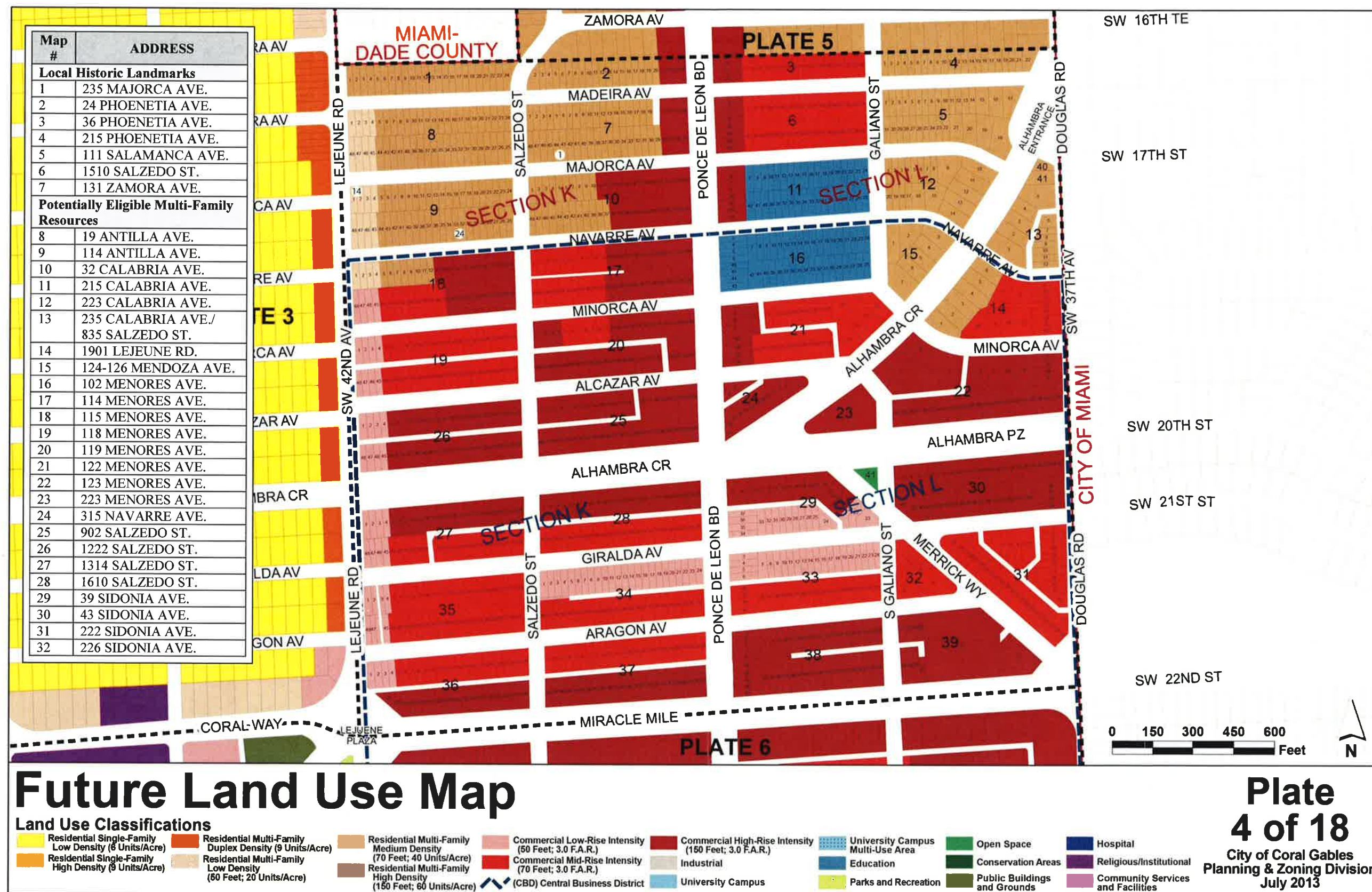
Public Buildings and Grounds

Hospital

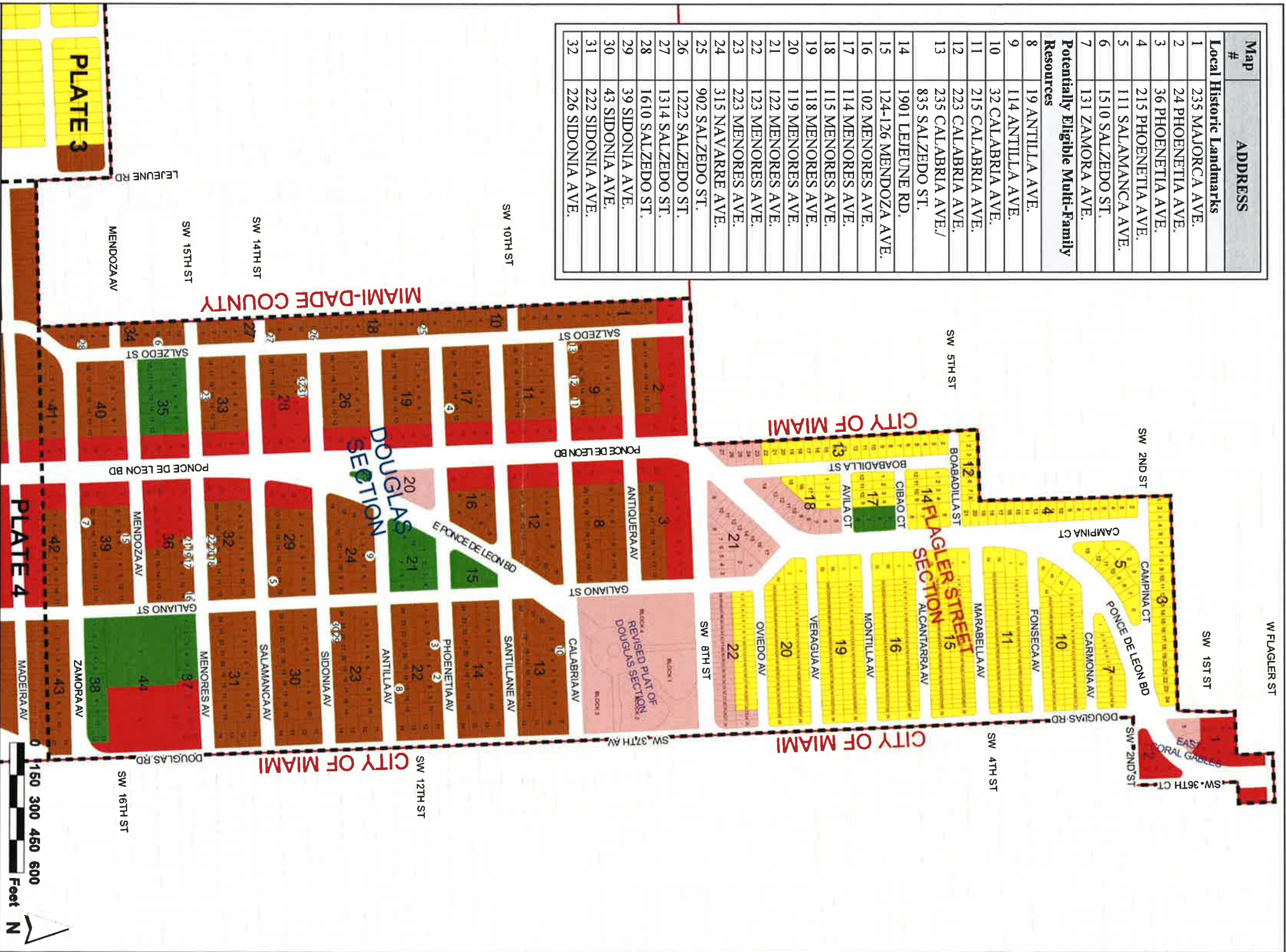
Religious/Institutional Community Services and Facilities

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

Plate 5 of 18

City of Coral Gables
Planning & Zoning Division
July 2013

Zoning Districts

(SFR) Single-Family Residential District

(MF1) Multi-Family 1 Duplex District

(MF2) Multi-Family 2 District

(MFSa) Multi-Family Special Area District

(UCD) University Campus District

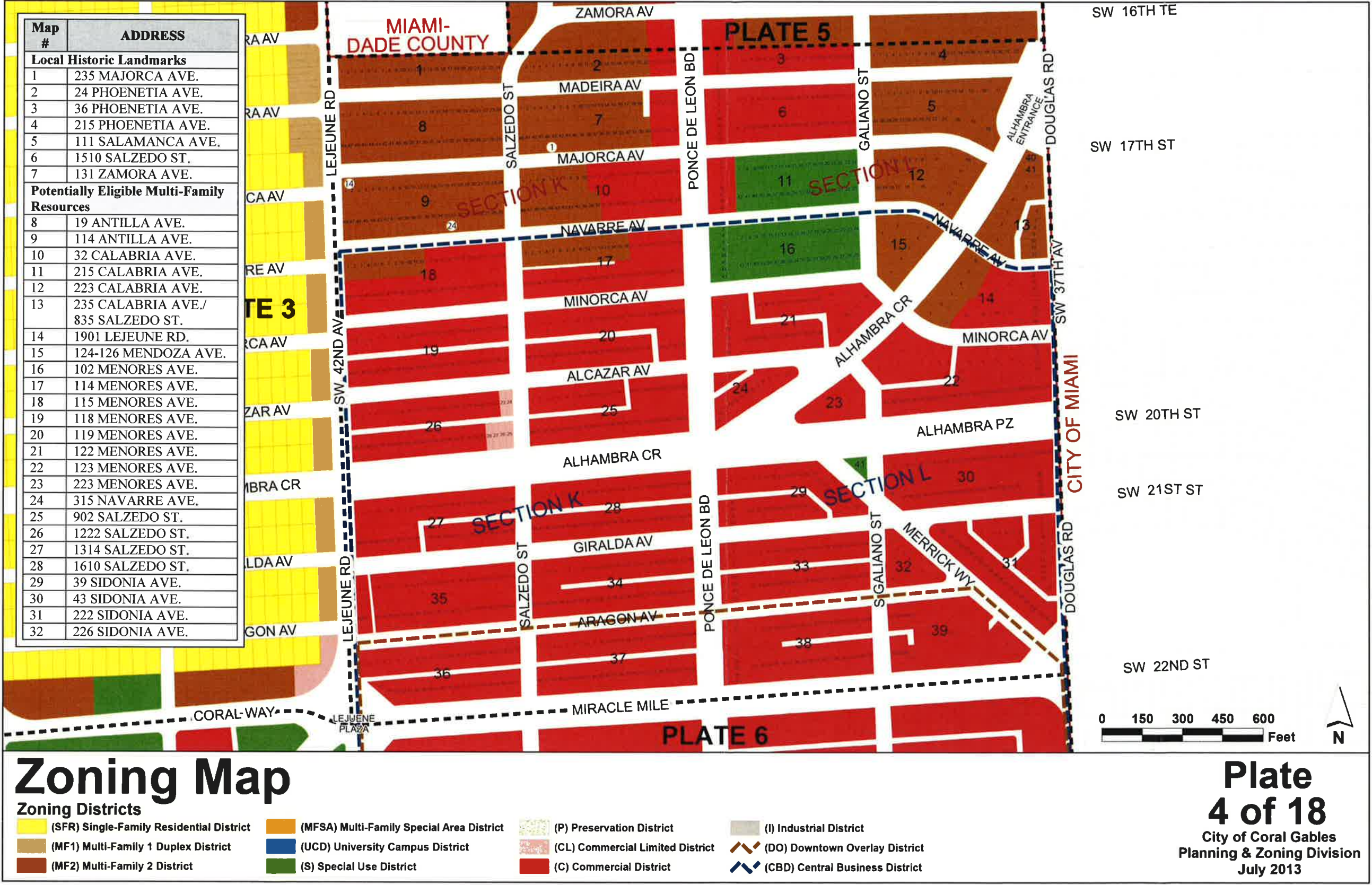
(S) Special Use District

(P) Preservation District

(CL) Commercial Limited District

(C) Commercial District

(I) Industrial District



**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**

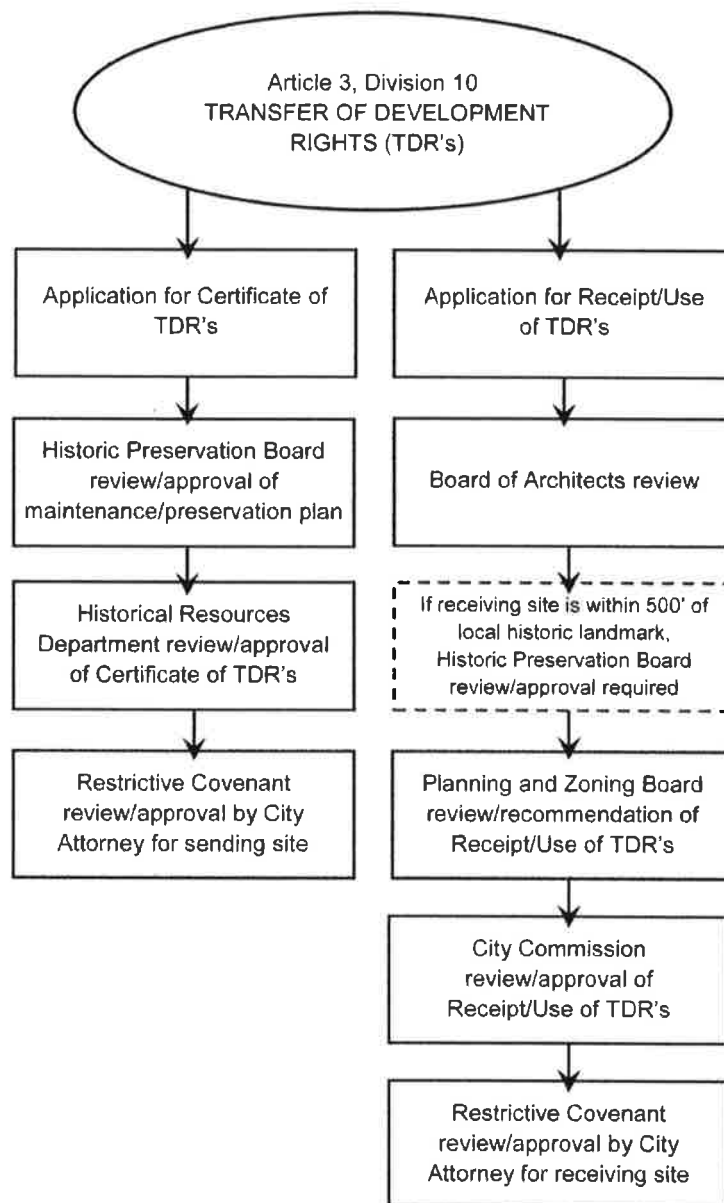
~~Strikethrough~~ indicates deletions from the existing Zoning Code text, and underline indicates additions.

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.~~

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

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:

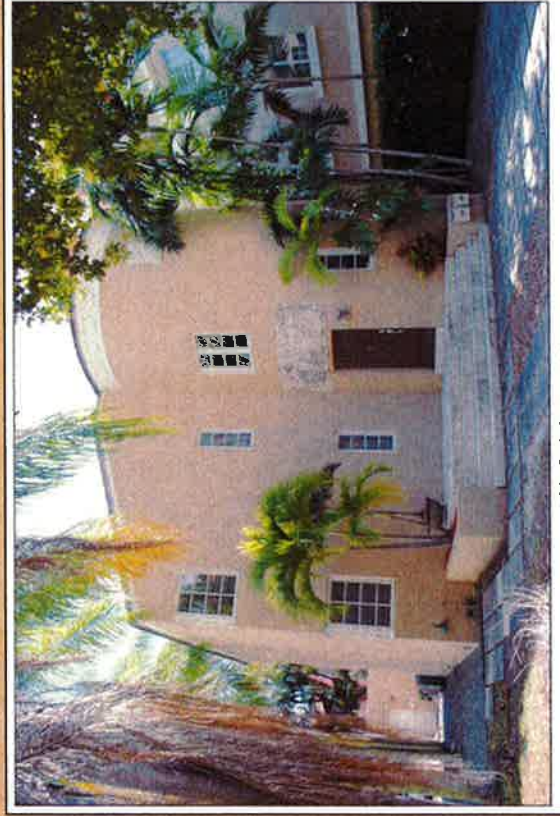
Preliminarily Eligible Resources



19 Antilla Avenue



114 Antilla Avenue



32 Calabria Avenue



215 Calabria Avenue

Approximate Future Potential for North Ponce Multi-Family Designation:

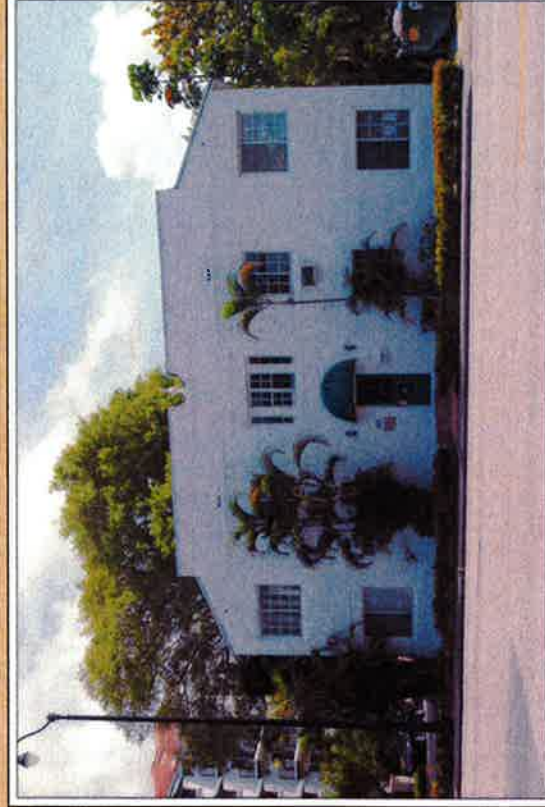
Preliminarily Eligible Resources



223 Calabria Avenue



235 Calabria Avenue/835 Salzedo Street



1901 LeJeune Road



124 Mendoza Avenue (124-126 Mendoza 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 Menores 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



1610 Salzedo Street



39 Sidonia Avenue

Approximate Future Potential for North Ponce Multi-Family Designation:

Preliminarily Eligible Resources



43 Sidonia Avenue

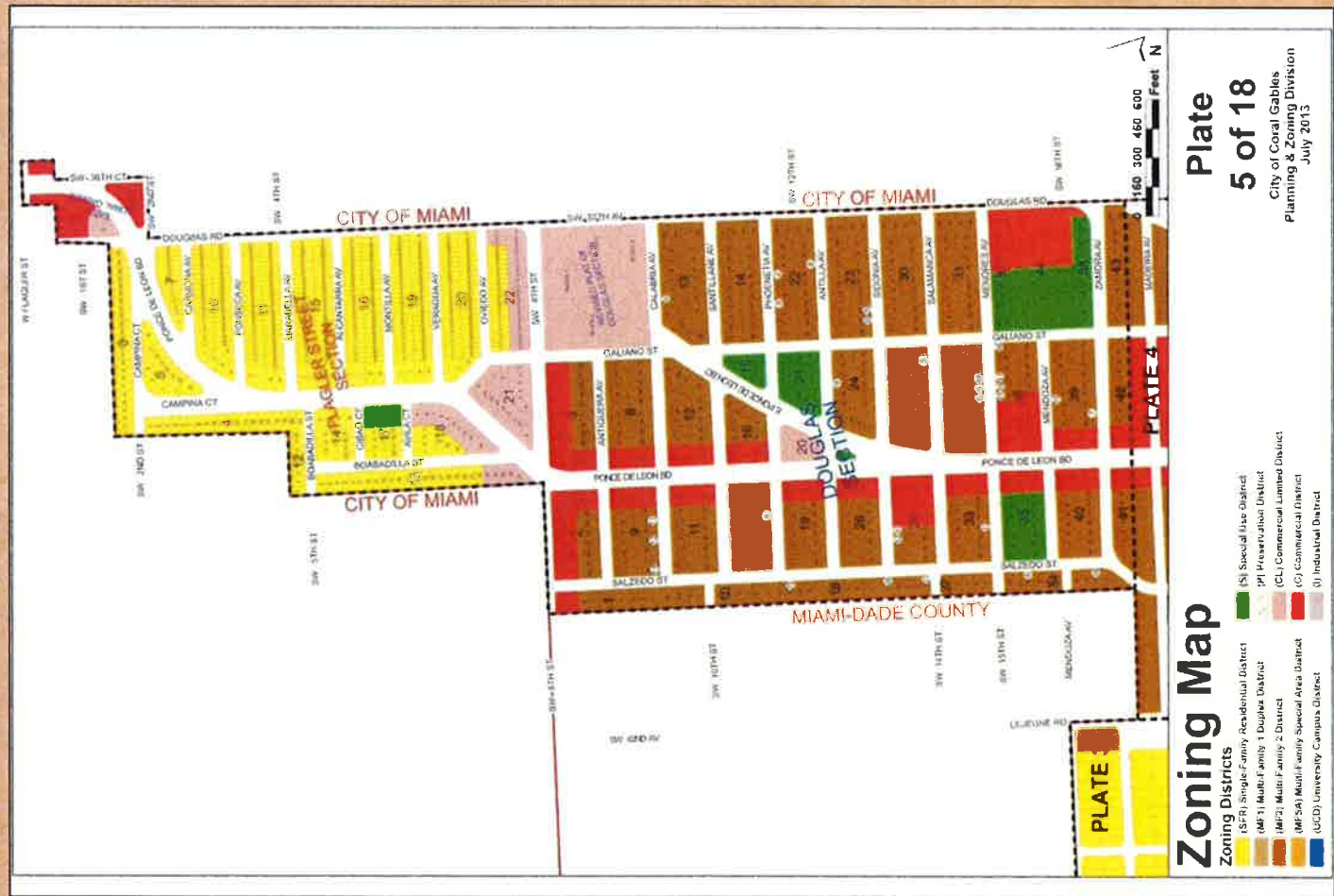


222 Sidonia Avenue



226 Sidonia Avenue

Map #	ADDRESS
Local Historic Landmarks	
1	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	233 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.



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.
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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

Plate 4 of 18

**City of Coral Gables
Planning & Zoning Division
July 2013**

Zoning Districts

(SFR) Single-Family Residential District

(MF1) Multi-Family 1 Duplex District

(MF2) Multi-Family 2 District

(MFSA) Multi-Family Special Area District

(UCD) University Campus District

(S) Special Use District

(P) Preservation District

(CL) Commercial Limited District

(C) Commercial District

(1) Industrial District

(DD) Downtown Overlay District



(CBD) Central Business District

0 150 300 450 600 Feet

Potential Future TDRs from Multi-Family Resources in North Ponce

Previously Designated Local Historic Landmarks: **74,802.5** square feet

Approximate Future Availability if Additional Designation is Pursued:

147,848 square feet

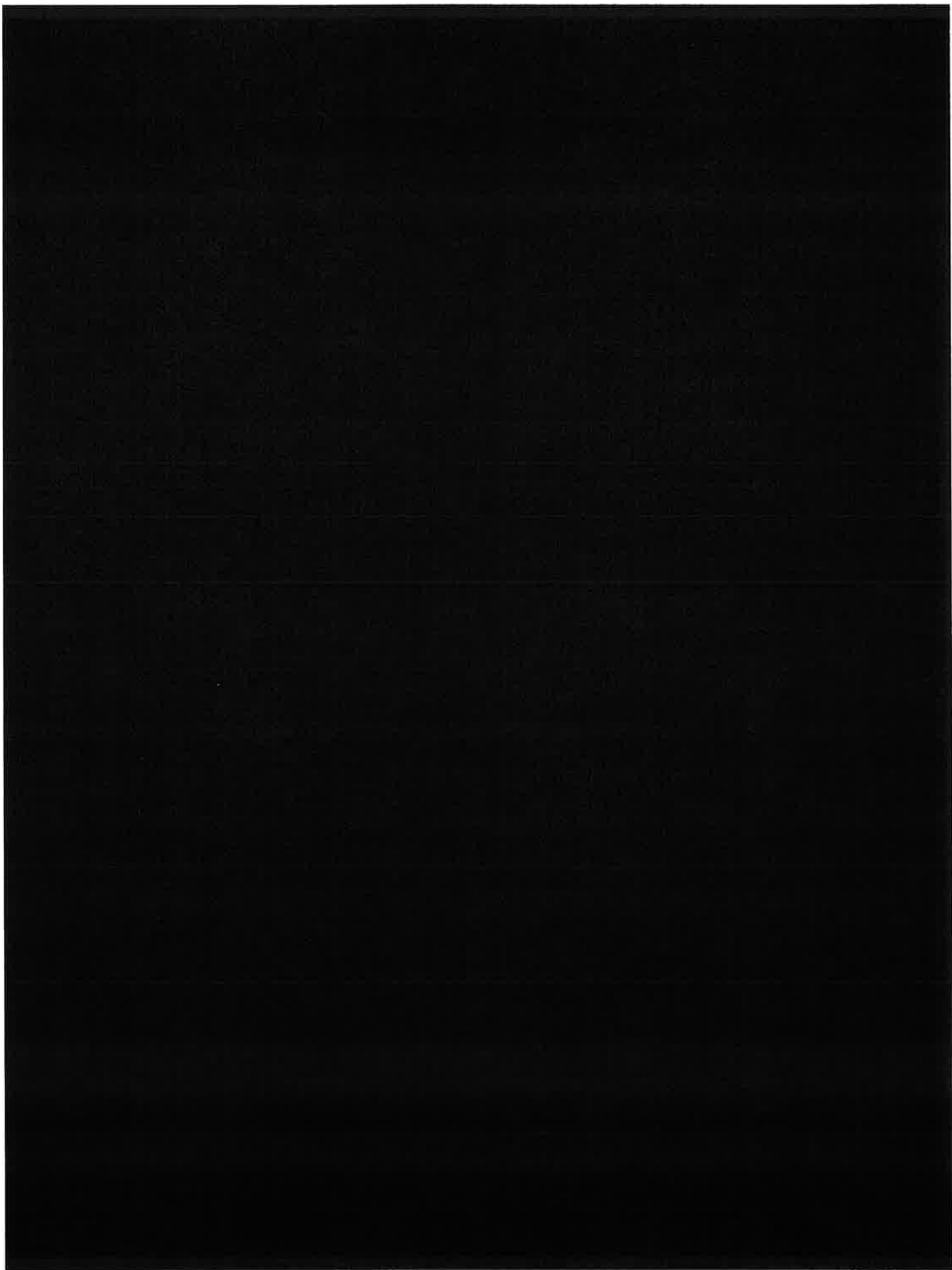
Total: 222,650.5 square feet

**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



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

1 HISTORIC PRESERVATION BOARD MEMBERS PRESENT:

2
3 ALEJANDRO SILVA (Chairman)

4 DOROTHY THOMSON

5 MARGARET ROLANDO

6 TONY NEWELL

7 CARMEN GUERRERO

8 ROBERT PARSLEY

9 DOLLY MACINTYRE

10 JUDY PRUITT

11
12
13
14 REPORTER:

15 GLENDA M. POWERS
16 Registered Professional Reporter
17 Certified Realtime Reporter
18 Florida Professional Reporter
19
20
21
22
23
24
25

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.)
24
25

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.

The foregoing certification of this transcript does not apply to any reproduction of the same by any means unless under the direct control and/or direction of the certifying reporter.

Dated this 22nd day of May, 2014.



Glenda M. Powers, RPR, CRR, FPR



The City of Coral Gables

Historical Resources Department

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, May 8, 2014, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

MEMBERS:

	J	J	A	S	O	N	D	J	F	M	A	M
	13	13	13	13	13	13	13	14	14	14	14	14
Dorothy Thomson	P	P	P	P	P	P	P	P	P	P	-	P
Margaret Rolando	P	P	P	E	P	P	P	P	P	P	-	P
Alejandro Silva	P	P	A	P	P	P	E	P	P	P	-	P
Venny Torre	P	P	P	P	P	P	P	P	P	P	-	E
Tony Newell*			P	P	P	P	P	P	P	P	-	P
Carmen Guerrero	E	P	P	P	P	E	E	E	P	P	-	P
Robert Parsley*										P	-	P
Dolly MacIntyre	P	P	E	P	P	P	P	P	P	P	-	P
Judy Pruitt	P	P	P	P	P	P	P	P	P	P	-	P

APPOINTED BY:

Mayor Jim Cason
 Vice Mayor William H. Kerdyk, Jr.
 Comm. Patricia Keon
 Comm. Frank C. Quesada
 Comm. Vince Lago
 Historic Preservation Board
 City Manager
 City Commission
 City Commission

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

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

GUESTS: Jeannett Slesnick, Mario Garcia-Serra, Aldo and Ramona Busot, Dan P. May, Vincent Damian, Marlin Ebbert, Ariel Fernandez, Anthony Di Donato, Manuel A. Vega, Eneami Bestman, Paige A. Harper, Nelson de León, Mario Bravo, Majid Bossoughi, Amalia Hernandez, Neill Hernandez, Adriana Pino, Nelson de León

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

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

MINUTES: MEETING OF MARCH 20, 2014:

Ms. MacIntyre made a motion to approve the minutes of the meeting of March 20, 2014 as presented. Ms. Pruitt seconded the motion, unanimously passed by voice vote.

MEETING ATTENDANCE:

Mr. Newell made a motion to excuse the meeting absence of Mr. Torre. Ms. Pruitt seconded the motion, unanimously passed by voice vote.

DISCLOSURE STATEMENT and DISCLOSURE OF CONTEXT:

Mr. Silva 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.

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES
Thursday, May 8, 2014
Continued

DEFERRALS: None

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

SPECIAL CERTIFICATES OF APPROPRIATENESS:

CASE FILE COA (SP) 2014-002: An application for the issuance of a Special Certificate of Appropriateness for the Country Club of Coral Gables, located at 997 North Greenway, a Local Historic Landmark, legally described as Lots 1 through 9 and Lots 37 through 39, Block 32, Coral Gables, Section "B," according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County, Florida. Variances from the Coral Gables Zoning Code have been requested for a proposed outside dining area.

Ms. Spain pointed out emails and letters received about the application from Mayor and Mrs. Donald Slesnick, Vincent Damian, Dan May, Aldo and Ramona Busot and Mr. and Mrs. Valera. She advised that the letters/emails would be forwarded with an informational packet to the Planning and Zoning Department.

As Ms. Spain displayed property photographs, she reviewed the property's 2009 application and the current application; the 2009 Board's decision on the 2009 application; and the ultimate decision of the City Commission to adopt an ordinance that disallowed outside dining at the property.

The site plan was reviewed while the current application's request was explained, during which time drawings were displayed to demonstrate where the proposed pavers and stairway would be situated.

Ms. Spain read into the record the three variances requested in the application (as published in the staff report), concluding that staff recommended a motion to grant design approval for the alterations as requested by the applicant, approval of the issuance of a Special Certificate of Appropriateness, and a motion to grant the requested variances associated with the Certificate of Appropriateness application.

Mr. Di Donato relayed a desire to accommodate the community and said Liberty Café customers requested outside seating. During a discussion period, he explained reasons for requesting stairway access to the pool deck; addressed questions about parking problems on North Greenway Drive, and responded that most Liberty Café customers were local and either walked or bicycled to the site.

Ms. Spain pointed out that the outside dining portion of the application did not require a parking variance.

Mr. Silva acknowledged the arrival of Ms. Rolando at 4:20, and invited further audience input.

Summary of audience comments:

Mr. Damian:

- Allowing outside dining makes this a commercial venture in a residential neighborhood;
- Outside dining is not in keeping with the historic property;
- All seven variance criteria must be met; "yes" responses to all seven criteria are inappropriate;
- Five suitable places exist within the country club property that are suitable for outdoor dining;
- The application should be denied.

Mr. Busot:

- Everything proposed in the application will generate more neighborhood parking problems, particularly on the North Greenway Drive side of the building;
- Club valets exacerbate parking problems by adding cars along North Greenway Drive in addition to club guests who self-park;
- Outdoor dining is not suitable for the neighborhood;
- The application should be denied.

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, May 8, 2014

Continued

Ms. Harper:

- Heavy traffic and excessive parking along North Greenway Drive affects the safety of neighborhood children;
- Noise, arguments and other disturbances often occur at night after large events, and noise is clearly audible inside homes;
- Commercial outdoor dining will diminish property values;
- The application should be denied.

Mr. May:

- Keystone pavers on each side of the door to the building is not historically correct;
- He cited numerous actions (unrelated to the application) of country club ownership and areas throughout the property that he objected to and/or that differed from original plans (also submitted in writing);
- The application should be denied.

Ms. MacIntyre told Mr. May she was disturbed that staff had to spend at least \$500 in time and materials preparing over 1,600 pages of repetitive emails and lists that primarily addressed parking and flag protocol, neither of which was in the province of the Board.

Mr. Bossoughi (saying his comments also represented those of his neighbor, Ms. Pino):

- Concern expressed about possible plans to pave the area on the west side of the property.
- Heavy traffic and parking problems throughout the neighborhood;
- Concern expressed about people smoking and drinking at the proposed outdoor seating area;
- Concern expressed about the property changing the character of the neighborhood;
- The application should be denied.

Ms. Spain advised that the application did not include plans for the west side of the property.

Mr. Di Donato:

- The Liberty Café, open 8 a.m. to 8 p.m., is a family establishment;
- The café carries beer and wine; no "hard" liquor;
- A petition signed by over 1,000 people requests outdoor seating;
- The proposed stairway will be used as an entryway for weddings and provide access to the pool deck;

Mr. Fernandez (also representing his wife's views):

- Although they are frequent patrons of Liberty Café, they object to the application for outdoor seating as it isn't necessary since no one uses the benches in place there now;
- Expressed concern about a stairway to the pool deck;
- Greatest objections are parking problems and trucks loading/off-loading on North Greenway Drive.
- The application should be denied.

Ms. Ebbert:

- The meeting was improperly noticed.

Ms. Spain detailed meeting notices that were given and stated that all City notice requirements were met.

Ms. Slesnick:

- The written communication from Mayor Slesnick stated their objections to the application;
- Concern expressed about three front doors at the entrance of the club facility;
- Concern expressed about existing and ongoing parking problems;
- Club overbooking fills the neighborhood with parked vehicles;
- She and Mayor Slesnick were asked by area residents to petition the City Commission to ban parking on North Greenway Drive;
- The application and variances should be denied.

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES
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Receiving no further requests to speak, Mr. Silva closed the public hearing.

During lengthy discussion, Board members voiced understanding about parking and traffic concerns. While empathizing with neighbors, they focused attention on the issues of the application and discussed appropriate action.

After all Board opinions were voiced, Mr. Silva suggested developing a functional solution for the proposed stairs on the other side of the pool deck, one that would not impact the historic nature of the building. From an architectural viewpoint, he advised that the pavers would not interfere with reading the green space as a lawn. He expressed an overall concern about the "piecemeal" nature of the country club's applications and suggested a more holistic approach to planning.

Ms. Rolando made a motion to deny issuance of a Certificate of Appropriateness for the stairway entrance to the pool deck as depicted on the plans. Ms. MacIntyre seconded the motion.

Roll Call: Ayes: Ms. Pruitt, Ms. Guerrero, Ms. Rolando, Ms. Thomson, Ms. MacIntyre, Mr. Silva. Nays: Mr. Newell. During roll call, Mr. Parsley relayed his membership in the country club's athletic club and recused himself from voting on issues related to the country club. There followed a discussion about proper recusal procedures, about which Mr. Parsley was unaware. Mr. Parsley was allowed to abstain from voting on the motions and thereafter left the room until all aspects of the application were concluded.

Ms. Rolando made a motion to grant a variance to allow the proposed keystone pavers (approximately 348 square feet) to have a setback facing upon North Greenway Drive of approximately thirteen feet eight inches vs. a minimum setback of thirty-five feet facing upon North Greenway Drive or South Greenway Drive as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(1) of the "Coral Gables Zoning Code." Ms. MacIntyre seconded the motion.

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

Ms. Rolando made a motion to grant a variance to allow the proposed keystone pavers to have a setback facing upon Granada Boulevard of approximately forty-six feet nine inches vs. a minimum setback of fifty feet facing upon Granada Boulevard as required by Appendix A – Site Specific Zoning Regulations, Section A-7 – Section B-C(4) of the "Coral Gables Zoning Code." Mr. Newell seconded the motion.

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

Ms. Rolando made a motion to grant a variance to allow the property to provide approximately nineteen point four percent landscaped open space vs. property shall provide landscaped open space of not less than thirty-five percent of the area of the building site as required by Section 4-204 (D) (3) of the "Coral Gables Zoning Code." Mr. Newell seconded the motion.

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

Ms. Rolando made a motion to approve issuance of a Special Certificate of Appropriateness for the keystone pavers as depicted on the plans. Mr. Newell seconded the motion.

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

Ms. Thomson left the meeting at 5:40 p.m.

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CASE FILE COA (SP) 2014-003 – An application for the issuance of a Special Certificate of Appropriateness for the property at 745 Minorca Avenue, a Local Historic Landmark, legally described as Lots 26, 27 and the East ½ of Lot 28, Block 25, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County, Florida. The application requested design approval for an addition and alterations to the residence.

Ms. Spain reviewed the property and application background as current/historic photographs and the proposed site plan were displayed. She concluded that staff recommended approval of the application on the condition that the wood doors and spindled railing remain on the exterior elevation.

Mr. de León, architect representing the homeowners, displayed and reviewed details of restoration plans. At the conclusion of his presentation, Mr. and Mrs. Hernandez expressed their eagerness to renovate and preserve their home.

Hearing no requests for further audience input, Mr. Silva closed the public hearing.

Ms. MacIntyre made a motion to approve the design proposal for the restoration and alterations to the existing residence, on condition that the wooden spindled railings remain on the exterior of the east elevation of the existing porch after it is enclosed (if possible) including the one and two-story additions, a new carport and driveway, a new pool, and site improvements including a pool, summer kitchen, and terrace to the building at 745 Minorca Avenue, a local historic landmark. Ms. Rolando seconded the motion.

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

Ms. Rolando made a motion to approve issuance of a Special Certificate of Appropriateness for the property at 745 Minorca Avenue, subject to the conditions that the original wooden doors on the south elevation remain and the wooden spindled railings remain on the exterior of the east elevation of the existing porch after it is enclosed. Ms. MacIntyre seconded the motion.

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

CASE FILE COA (SP) 2014-004 – An application for the issuance of a Special Certificate of Appropriateness for the property at 748 Alhambra Circle, a Coral Gables Cottage and a contributing resource within the “Alhambra Circle Historic District,” legally described as Lot 6, Block 23, Coral Gables Section “B,” according to the Plat thereof, as recorded in Plat Book 5, Page 111 of the Public Records of Miami-Dade County, Florida. The application requested design approval for an addition to the residence.

During a presentation that displayed a location map, historic/current photographs, existing/proposed site plans, Ms. Kautz reviewed the application, adding that the Board of Architects approved the plans on April 3rd, and that no variances were requested. She concluded by stating that staff recommended approval of the design and issuance of a Special Certificate of Appropriateness with conditions: if alterations are proposed for any of the other facades or the garage structure, issuance of a separate Certificate of Appropriateness will be necessary for approval; the design of the vent on the rear elevation of the covered terrace needs to be altered slightly so as to not copy the original detail above the front door on the main elevation of the residence.

Mr. Bravo, architect representing the homeowner, addressed the Board and agreed to staff conditions.

Mr. Silva invited additional audience comment. Hearing no requests, he closed the public hearing.

Ms. Rolando made a motion to approve the design proposal set forth in the plans and for approval for issuance of a Special Certificate of Appropriateness with the following conditions: : if alterations are proposed for any of the other facades or the garage structure, issuance of a separate Certificate of Appropriateness will be necessary for

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES
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Continued

approval; the design of the vent on the rear elevation of the covered terrace needs to be altered slightly so as to not copy the original detail above the front door on the main elevation of the residence. Ms. MacIntyre seconded the motion.

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

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATE:

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 (defined as north of Navarre Avenue, east of LeJeune Road, and south of S.W. 8th Street within the Coral Gables city limits) as sending sites.

Ms. Ahouse reviewed the background of the project; multi-family resources currently designated as local historic landmarks within the North Ponce area; North Ponce's approximate future potential for multi-family historic designation; and a database of potential future transfer of development rights (TDRs) from multi-family resources in North Ponce. She stated staff conclusions that the proposed Zoning Code revision will incentivize the historic preservation of the significant multi-family buildings within North Ponce; will not only allow funding to provide for necessary maintenance and restoration of the significant buildings, but the TDR program requires a maintenance plan for the historic building ensuring its future care; 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.

For the exercise to also be useful to Planning and Zoning and the City Commission, Mr. Silva asked for the number of multi-family resources between those identified by staff as being designated and the pool of existing multi-family properties in the area that could be designated. Ms. Spain agreed to furnish a report prepared about five years ago that identified the number of properties in the North Ponce area by age. She said the issue is that owners of the staff-identified buildings and any other properties that could potentially be designated are not allowed to demolish their buildings. The buildings are legally nonconforming, have very small interior units, need repair, and many owners do not have the means to fund the repairs. The City has tried to help the North Ponce area and the owners of properties that could be designated, and this Zoning Code revision may make a positive difference for them.

Ms. Spain explained that when the revision is approved, staff will maintain a list of potential sending sites. In these cases, they will need to be designated. As an example given in response to a Board question, she relayed that, in the past, a developer identified properties on Miracle Mile that could be designated, purchased the properties, applied for and received property designations and then transferred the development rights.

Ms. Spain advised that the next steps, if the Board recommends approval of the revision, will be to forward the matter to the Planning and Zoning Department to be placed on a future Planning and Zoning Board agenda as a text amendment to the Zoning Code. If the Planning and Zoning Board recommends approval, the matter will be forwarded to the City Commission for final approval.

Mr. Silva invited audience comment.

Mr. Garcia-Serra spoke briefly in support of a Board recommendation for amendment approval, and thanked staff for all their efforts and work on the matter.

Mr. Silva closed the public hearing as there were no further requests from the audience.

Mr. Newell made a motion that the Historic Preservation Board recommend adoption of this amendment to the Zoning Code, and recommend that the amendment be placed on the meeting agenda of the Planning and Zoning Board as soon as possible. Mr. Parsley seconded the motion.

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

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES
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Continued

ITEMS FROM THE SECRETARY:

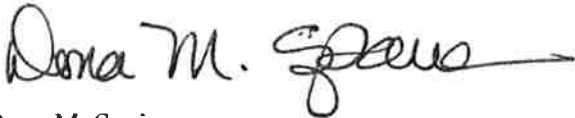
Ms. Spain advised that the Florida Trust Conference will be held next week.

DISCUSSION ITEMS:

Ms. MacIntyre distributed copies of the Alliance Review from the National Association of Historic Preservation Boards, and recommended that they submit an application for membership (included in the Review) and support the association's work and efforts.

ADJOURNMENT: There being no further business to be considered, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

A handwritten signature in black ink, reading "Dona M. Spain" with a long horizontal flourish extending to the right.

Dona M. Spain
Historic Preservation Officer