



The City of Coral Gables

Historical Resources Department

Exhibit E

STAFF REPORT

TRANSFER OF DEVELOPMENT RIGHTS

REVIEW OF 2020 SALZEDO STREET (RECEIVING SITE)

<u>Owner:</u>	Codina CG, LLC
<u>Legal Description:</u>	Lots 13 through 37 inclusive, Block 18 of 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
<u>Siting:</u>	The building site is located on the west side of Salzedo Street with Navarre Avenue to the north and Minorca Avenue to the south. There is an existing Courtyard Marriott to the west.
<u>Historic property within 500 feet of proposal:</u>	2120 Salzedo Street, a Local Historic Landmark, legally described as Lots 25 to 30 inclusive, Block 19 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Record of Miami-Dade County, Florida

BACKGROUND / EXISTING CONDITIONS

On August 30, 1924 more than 600 structures were permitted for construction. The Mediterranean building located at 2120 Salzedo Street (301-305 Alcazar Avenue) was one of them – Permit Number 41. Designed by an unknown architect with H. George Fink as an associate architect, the building housed the Parker Art Printing Association, one of the first local publishers. The building was designated as a local historic landmark on October 20, 2005 based on architecture, historic and cultural significance. This building is located within 500 feet of the proposed Receiving Site (2020 Salzedo Street). Therefore, per Section 3-1006 of the Coral Gables Zoning Code, the Historic Preservation Board's review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property.

The proposed development located at 2020 Salzedo Street received Board of Architects preliminary approval on December 19, 2013 with the following conditions:

- Study scale and detail of tower
- Detail window placement within wall thickness
- Study strengthening of cornice line
- Provide detail of grill at parking levels
- Study scale / proportion of arcade
- Study alternate elevation of central portion of building elevation

Please refer to the aerial photograph on Page ST-1 of the Board of Architects submittal which shows the location of the historic property (2120 Salzedo Street) in relation to the proposed development.

STAFF OBSERVATIONS

The proposed development consists of a forty-seven thousand eight hundred fifty three (47,853) square foot office building located on the southeast portion of the property. The north portion of the proposed building will be a sixteen (16) story apartment complex consisting of two hundred eleven (211) apartments. The parking garage is located to the west of the buildings. Between the office building and the apartment complex there is a large open air courtyard. The proposal includes 53,356 square feet of transferred development rights from the following five historic buildings – 280 Alhambra Circle, 300 Alhambra Circle, 320 Miracle Mile, 2312 Ponce de Leon Blvd., and 2320 Ponce de Leon Blvd.

Navarre Avenue is the northern boundary of the Central Business District. The components of the proposed building are oriented on the site in order to have the commercial portion of the building on the Minorca Avenue side of the building that has commercial buildings across the street. The tall residential component is on Navarre Street with the residential district to the north. Although the Board of Architects placed conditions on their approval, those conditions are specific in nature and should not affect the overall massing of the proposal.

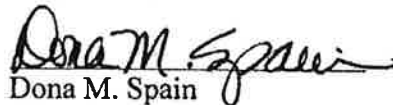
Please refer to page CE-1 of the Board of Architects submittal which shows the street plan of the immediate area and a north-south section with 2120 Salzedo Street (the historic property) and the proposed development. The section drawing in particular clearly demonstrates the proposed building within the context of the neighborhood. This proposal does not appear to adversely affect the historic, architectural, or aesthetic character of the historic property at 2120 Salzedo Street.

Please note that there are three Planning and Zoning Board reviews that are required for this proposal. One is a "Mixed Use Site Plan Review." Another is a "Transfer of Development Rights Receiving Site Plan Review." In addition, on December 17, 2002 the City Commission approved a site plan on this site with the following condition: "The maximum permitted building height of ninety-seven (97) feet to the top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval."

STAFF RECOMMENDATION

Staff recommends a motion to determine that the proposal does not adversely affect the historic, architectural, or aesthetic character of the historic property located at 2120 Salzedo Street and a motion to APPROVE the proposal with the understanding that it requires further review and approval by the Planning and Zoning Board and the City Commission.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Dona M. Spain", is written over a horizontal line.

Dona M. Spain
Historic Preservation Officer

Attachments

2020 Salzedo Street - Board of Architects Submittal
2020 Salzedo Street – Board of Architects Comments



The City of Coral Gables

Historical Resources Department

TDR 2014-001
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS FOR THE PROPERTY AT 280 ALHAMBRA CIRCLE A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal: The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer

Owner: C Alhambra LLC

Legal Description: Lots 1 to 4 inclusive, Block 28 of 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

Date of Construction: 1922

Date of Designation: May 20, 2004

Siting: The building is located on the southeast corner of the intersection of Alhambra Circle and Salzedo Street

Unused Development Rights Available for Transfer: 25,804.5 square feet (please see attached chart provided by applicant)

Amount requested to be transferred: 25,804.5 square feet

RECEIVING SITE – 2020 SALZEDO STREET

Owner:

Codina CG, LLC

Legal Description:

Lots 13 through 37 inclusive, Block 18 of 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

BACKGROUND / EXISTING CONDITIONS

Built in 1922, the building at 280 Alhambra Circle is located on one of downtown Coral Gables' more prominent streets. The earliest record found on file is permit number 22 which cites H. George Fink as the architect for the renovations to the building, then known as "The Coral Gables Garage." The building housed the City's first automobile dealership and service center. Worth St. Claire, a relative by marriage to the Merrick family, assumed management of the garage in 1924. Mr. St. Claire was also involved in the early development of Coral Gables, assisting with the farming of the plantation until 1916 with Reverend Solomon Merrick and was an integral part of George Merrick's development team.

The property remained a car dealership with changing ownership until 1948-1949 when it became Loffler Brothers Oyster House. It remained a restaurant under the name New England Oyster House from 1964 until 1980 when it was purchased by Sidney Savelle.

280 Alhambra Circle was designated as a Local Historic Landmark on May 20, 2004 based on its historical, cultural, and architectural significance

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 280 Alhambra Circle is dated July 19, 2013 and was done by M. Stephen Kryswaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is of good quality, well designed and constructed, in good condition and receiving above average maintenance. There is no need for immediate repairs. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the barrel tile roof, vent screened openings, columns and exterior base with repairs to be done as required. It also notes that there are minor stains on the column and exterior base that should be painted.

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 25,804.5 square feet from 280 Alhambra Circle. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dona M. Spain", written over a horizontal line.

Dona M. Spain
Historic Preservation Officer

Attachments:

TDR Layout Plan 2020 Salzedo 07-22-13



The City of Coral Gables

Historical Resources Department

TDR 2014-002
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS FOR THE PROPERTY AT 300 ALHAMBRA CIRCLE A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal: The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer

Owner: Café Demetrio Inc.

Legal Description: Lots 23 and 24, Block 27 of 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

Date of Construction: 1924

Date of Designation: August 21, 2003

Siting: The building is located on the southwest corner of the intersection of Alhambra Circle and Salzedo Street.

Unused Development Rights Available for Transfer: 15,139.5 square feet (please see attached chart provided by applicant)

Amount requested to be transferred: 10,757.0 square feet

RECEIVING SITE – 2020 SALZEDO STREET

Owner:

Codina CG, LLC

Legal Description:

Lots 13 through 37 inclusive, Block 18 of 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

BACKGROUND / EXISTING CONDITIONS

Although no original plans exist for the building at 300 Alhambra Circle, an early photograph circa 1924 shows the occupant of the building to be the Coral Gables branch of the Miami Daily Newspaper. At the time the building was being built, the newspaper was owned by James Cox, Sr. Mr. Cox built a large business, Cox Enterprises, which exists today with headquarters in Atlanta. He was governor of the State of Ohio and ran unsuccessfully for the U. S. Presidency with Franklin D. Roosevelt as a running mate in 1920. The local newspaper was later renamed to the Miami News and is the predecessor of the Miami Herald.

300 Alhambra Circle, a one-story Mediterranean style building, was designated as a Local Historic Landmark on August 21, 2003 based on its architecture, historic and cultural significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 300 Alhambra Circle is dated July 19, 2013 and was done by M. Stephen Kryswaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is in very good condition with the need of some minor immediate repairs to the west exterior wall stucco. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the barrel tile roof, stucco finish above entrance, window openings, metal gates and exterior wall at courtyard. There is evidence of minor damage to the roof, white stains on the stucco finish, minor uneven stucco edge surfaces around the window openings, rust stains on the metal gate, and minor stucco cracks. These items should be repaired.

Please note that on December 19, 2013, the Historic Preservation Board approved the construction of an approximately 736 square feet one-story addition, the installation of fabric canopies and exterior light and interior renovations for this building (COA(ST)2013-020).

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 10,757.0 square feet from 300 Alhambra Circle. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dona M. Spain", with a horizontal line drawn through the signature.

Dona M. Spain
Historic Preservation Officer

Attachments:

TDR Layout Plan 2020 Salzedo 07-22-13



The City of Coral Gables

Historical Resources Department

TDR 2014-003
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS FOR THE PROPERTY AT 320 MIRACLE MILE A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal: The application requests approval of the maintenance plan, authorization for the transfer of unused development rights, and the issuance of Certificates of Transfer

Owner: LRE Properties LLC

Legal Description: Lots 15 and 16, Block 1 of Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida

Date of Construction: 1925

Date of Designation: March 20, 2008

Siting: The property is located on two interior lots. The primary elevation faces North onto Miracle Mile (Coral Way).

Unused Development Rights Available for Transfer: 10,708 square feet (please see attached chart provided by applicant)

Amount requested to be transferred: 10,708 square feet

RECEIVING SITE – 2020 SALZEDO STREET

Owner: Codina CG, LLC

Legal Description: Lots 13 through 37 inclusive, Block 18 of 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

BACKGROUND / EXISTING CONDITIONS

Originally known as 310-312 Coral Way, the building at 320 Miracle Mile was originally designed by architect Robert A. Taylor in 1925 for a company named Sutherland-Allen, Inc. and was among the first commercial structures in the City.

320 Miracle Mile was designated as a Local Historic Landmark on March 20, 2008 based on its historic, cultural and architectural significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 320 Miracle Mile is dated July 15, 2013 and was done by M. Stephen Kryswaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is in very good condition with no need of immediate repairs. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the balcony railing, barrel tile roof, pilaster column capital, storefront system and window shutters. It also notes that there is minor damage on the pilaster column capital which requires repair.

Please note that the Historic Preservation Board approved an addition to this building and it was renovated in 2010 (COA(SP)2008-21).

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 10,708.0 square feet from 320 Miracle Mile. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dona M. Spain", written over a horizontal line.

Dona M. Spain
Historic Preservation Officer

Attachments:

TDR Layout Plan 2020 Salzedo 07-22-13



The City of Coral Gables

Historical Resources Department

TDR 2014-004
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS FOR THE PROPERTY AT 2312 PONCE DE LEON BOULEVARD A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal: The application requests approval of the maintenance plan, authorization for the transfer of sale of unused development rights, and the issuance of Certificates of Transfer

Owner: 2312 Ponce Holdings, LLC

Legal Description: North 25 feet of Lots 25, 26, 27, and 28, Block 34, 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

Date of Construction: 1926

Date of Designation: May 20, 2004

Siting: The building is located on the north 25 feet of four contiguous lots. The primary elevation faces east onto Ponce de Leon Boulevard. To the immediate north is an alley and to the immediate south of the building is another structure (2320 Ponce de Leon Boulevard)

Unused Development Rights Available for Transfer: 1,782.5 square feet (please see attached chart provided by applicant)

Amount requested to be transferred: 1,529.0 square feet

RECEIVING SITE – 2020 SALZEDO STREET

Owner:

Codina CG, LLC

Legal Description:

Lots 13 through 37 inclusive, Block 18 of 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

BACKGROUND / EXISTING CONDITIONS

Designed by Dudley St. Clair Donnelly, the building was commissioned by Chesbrough-Glover, a real estate firm that had its offices on the second floor of the building. At the time the building opened it was hailed as one of the premier office structures in Coral Gables.

2312 Ponce de Leon Boulevard was designated with 2320 Ponce de Leon Boulevard as a Local Historic Landmark on May 20, 2004 based on its architecture and historical significance.

STAFF OBSERVATIONS

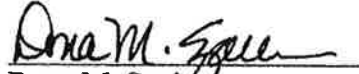
The attached Existing Building Condition Report analyzing 2312 Ponce de Leon Boulevard is dated July 19, 2013 and was done by M. Stephen Kryswaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is of good quality, well designed and constructed, in good condition and receiving above average maintenance. There is no need for immediate repair. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the fabric awning, barrel tile roof, exterior wood doors, storefront system and windows, precast cornice, precast window sills, and the exterior wall at the top right corner of the west façade. It also notes that the precast window sills are in fair condition and should be cleaned as required. The exterior wall at the top right corner of the west façade is in poor to fair condition and should be patched and repaired.

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 1,529.0 square feet from 2312 Ponce de Leon Boulevard. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Dona M. Spain", is written over a horizontal line.

Dona M. Spain
Historic Preservation Officer

Attachments:

TDR Layout Plan 2020 Salzedo 07-22-13



The City of Coral Gables

Historical Resources Department

TDR 2014-005
January 16, 2014

STAFF REPORT

CERTIFICATE OF TRANSFER OF DEVELOPMENT RIGHTS FOR THE PROPERTY AT 2320 PONCE DE LEON BLVD A LOCAL HISTORIC LANDMARK

SENDING SITE

Proposal: The application requests approval of the maintenance plan, authorization for the transfer of sale of unused development rights, and the issuance of Certificates of Transfer

Owner: 2320 Ponce Holding LLC

Legal Description: North 25 feet of the South 75 feet of Lots 25 to 28 inclusive, Block 34 of 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

Date of Construction: 1926

Date of Designation: May 20, 2004

Siting: The building is located on the north 25 feet of the south 75 feet of four contiguous lots. The primary elevation faces east onto Ponce de Leon Boulevard. There are structures located to the immediate north (2312-2314 Ponce de Leon Boulevard) and south (2326-2328 Ponce de Leon Blvd) of the building

Unused Development Rights Available for Transfer: 5,314.5 square feet (please see attached chart provided by applicant)

Amount requested to be transferred: 4,558.0 square feet

RECEIVING SITE – 2020 SALZEDO

Owner:

Codina CG, LLC

Legal Description:

Lots 13 through 37 inclusive, Block 18 of 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

BACKGROUND / EXISTING CONDITIONS

Designed by J. Philip Turner, the Mediterranean styled building was commissioned by businessman Gilbert H. Chaplin. Mr. Chaplin partnered with Joe Whitely to create Joe Whitely and Chaplin, Inc., a real estate agency that dealt with homes and business properties. Their offices were in the building. It was also the home of Spoehr's, a store that sold and manufactured candies, was a tea room and a soda fountain, and the Mandarin Trading Company, a store that sold oriental furniture.

2320 Ponce de Leon Boulevard was designated with 2312 Ponce de Leon Boulevard on May 20, 2004 based on its architecture and historical significance.

STAFF OBSERVATIONS

The attached Existing Building Condition Report analyzing 2320 Ponce de Leon Boulevard is dated July 19, 2013 and was done by M. Stephen Kryswaty of CBP Construction Consultants, LLC. This report evaluates the general condition of the building and site, identifies those areas that require remedial work and assigns corresponding repair cost estimates. The report is based on field observations.

The report concludes that the building is of good quality, well designed and constructed, in good condition and receiving above average maintenance. There is no need for immediate repair. The report recommends that the roof should be replaced every 20 years and the building should be painted every 5 years. The Stabilization / Maintenance Plan recommends an annual examination of the decorative exterior wood elements, barrel tile roof, exterior wood doors, storefront system and windows, and the precast moldings and brackets. It also notes that minor repainting is required on the exterior wood doors.

STAFF RECOMMENDATION

The Historic Preservation Staff has reviewed the results of the current conditions assessment and recommends **APPROVAL** of the issuance of a Certificate of Transfer for 4,558.0 square feet from 2320 Ponce de Leon Boulevard. Staff also recommends **APPROVAL** of the maintenance plan and authorization for the transfer of unused development rights.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dona M. Spain", written over a horizontal line.

Dona M. Spain
Historic Preservation Officer

Attachments:

TDR Layout Plan 2020 Salzedo 07-22-13



The City of Coral Gables

Historical Resources Department

CORAL GABLES HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, January 16, 2014, 4:00 p.m.

City Commission Chambers

405 Biltmore Way, Coral Gables, Florida

MEMBERS:	F	M	A	M	J	J	A	S	O	N	D	J	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	P	E	P	P	P	P	Vice Mayor William H. Kerdyk, Jr.
Alejandro Silva	P	P	-	P	P	P	A	P	P	P	E	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	Comm. Vince Lago
Carmen Guerrero	E	P	-	E	E	P	P	P	P	E	E	E	Historic Preservation Board
Deborah Tackett^	P	P	-	P	E	P	P	P	^	^	^	^	City Manager
Dolly MacIntyre	P	P	-	P	P	P	E	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
Ernesto Pino, Acting Public Works Director

GUESTS: Zeke Guilford, Leonel Pina, Nicole Cunningham, Andrew Frey, Guido Brito, Javier Baena, Shawn K. Mosravi, Ozzie Dominguez, Andy Burnham, Frank M. (2020 Salzedo Street), Ramon Trias

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

The meeting was called to order by Chair Torre at 4:03 p.m. A quorum was present.

MINUTES: MEETING OF DECEMBER 19, 2013:

Ms. Pruitt corrected the first sentence of the 6th paragraph on page 7 of the December minutes to read: Ms. Rolando recused herself from participation in this application (Case File COA (SP) 2012-001 Revised) as her law firm represents the owner.

Ms. Thomson made a motion to approve the minutes of the meeting of December 19, 2013 as amended. Ms. MacIntyre 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.

MEETING ATTENDANCE:

Ms. MacIntyre made a motion, seconded by Mr. Silva, to excuse the meeting absence of Ms. Guerrero. The motion was unanimously approved by voice vote.

PERSONAL APPEARANCE:

Ernesto Pino, Acting Public Works Director, on status of traffic review at Segovia Circle:

Mr. Pino updated the Board on the Alhambra Circle/Segovia Circle intersection and described two possible alternatives to intersection vehicle movement, which were proposed to Miami-Dade County (has jurisdiction). The County approved both alternatives, but requested a traffic study, currently being undertaken. Some Board members opposed changes to the intersection, stating that the changes did not well serve the community. Ms. Spain pointed out that alterations proposed for the historically-designated Alhambra Circle would be presented to the Board as an application for a Certificate of Appropriateness for review and approval.

TRANSFER OF DEVELOPMENT RIGHTS (TDR) (SENDING SITES):

At Mr. Torre's request, Ms. Spain reviewed information about TDRs, read applicable Zoning Code provisions and stated the purpose of TDRs. She reviewed the receiving and historically-designated sending sites as they related to the TDR, and displayed other properties whose unused development rights were successfully transferred. Ms. Spain advised the Board to focus on the maintenance preservation plans for the sending site properties, and said the City would conduct inspections to ensure maintenance according to the specific plans for each property.

Ms. Rolando arrived at 4:20 p.m.

CASE FILE TDR 2014-001:

Consideration of the Transfer of Development Rights for the property at 280 Alhambra Circle, legally described as Lots 1 to 4 inclusive, Block 28 of 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. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

Ms. Spain displayed photographs as she reviewed the property and the request to transfer 25,804.5 square feet to the receiving site. She reviewed the stabilization and maintenance plan, for which the owner is responsible.

Ms. Rolando said successor mortgagees and owners should be put on notice about the transfer of development rights and the requirements of ongoing and maintenance, and recommended putting in place a system to protect properties being harvested. Ms. Spain reported receiving an email from Ramon Trias stating that staff should use square footage calculations supplied by the applicant.

Mr. Guilford said he represented Codina CG, LLC, owner of the receiving site and a principal of 280 Alhambra Circle.

Ms. Spain noted that staff recommended approval of issuance of a Certificate of Transfer for 25,804.5 square feet from 280 Alhambra Circle, and approval of the maintenance plan and authorization for the transfer of unused development rights.

Mr. Guilford restated his representation of the receiving site, and said each sending site was represented by the individual owners, all of whom were present, as was the architect for the receiving site. Regarding the receiving site, he said the Board would only review how the receiving site affects the historic property.

Ms. Thornton cited and read Article III, Section 3-1007 of the Zoning Code about the restrictive covenant issue, stating that a restrictive covenant is required on both the sending and receiving properties.

Mr. Torre invited audience comment. Hearing no requests to speak, he closed the public hearing.

Ms. Spain advised that Certificates of Transfer were valid for two years.

Ms. Thomson made a motion, seconded by Ms. Rolando, to approve issuance of a Certificate of Transfer for 25,804.5 square feet from 280 Alhambra Circle, and to approve the maintenance plan and authorization for the transfer of unused development rights, subject to all conditions, recommendations and repairs noted in the staff report and the recordation of restrictive covenants, including these conditions.

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

CASE FILE TDR 2014-002:

Consideration of the Transfer of Development Rights for the property at 300 Alhambra Circle, legally described as Lots 23 and 24, Block 27 of 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. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

Ms. Spain displayed photographs as she reviewed the property, the request to transfer 10,757.0 square feet to the receiving site and staff's observations and recommendations for repairs as written in the staff report. She reviewed the stabilization and maintenance plan, and stated staff's recommendation of approval of the issuance of a Certificate of Transfer for 10,757.0 square feet from 300 Alhambra Circle, and approval of the maintenance plan and authorization for the transfer of unused development rights with repairs on deficient items.

Mr. Torre called for audience comment. Hearing no requests to speak, he closed the public hearing.

Ms. MacIntyre made a motion, seconded by Ms. Rolando, to approve issuance of a Certificate of Transfer for 10,757.0 square feet from 300 Alhambra Circle, and to approve the maintenance plan and authorization for the transfer of unused development rights, subject to all conditions, recommendations and repairs noted in the staff report, and the recordation of restrictive covenants, including these conditions.

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

CASE FILE TDR 2014-003:

Consideration of the Transfer of Development Rights for the property at 320 Miracle Mile, legally described as Lots 15 and 16, Block 1 of Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

Ms. Spain displayed photographs as she reviewed the property, the request to transfer 10,708 square feet to the receiving site and staff's observations and recommendations for repair to minor damage on the pilaster column capital as written in the staff report. She reviewed the stabilization and maintenance plan, and stated staff's recommendation of approval of the issuance of a Certificate of Transfer for 10,708 square feet from 320 Miracle Mile, and approval of the maintenance plan and authorization for the transfer of unused development rights with repairs on deficient items as noted.

Mr. Torre called for audience comment. Hearing no requests to speak, he closed the public hearing.

Ms. Rolando made a motion, seconded by Ms. Thomson, to approve issuance of a Certificate of Transfer for 10,708 square feet from 320 Miracle Mile, and to approve the maintenance plan and authorization for the transfer of unused development rights, subject to all conditions, recommendations and repairs noted in the staff report, repair of minor damage on the pilaster column capital and the recordation of restrictive covenants, including these conditions.

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

CASE FILE TDR 2014-004:

Consideration of the Transfer of Development Rights for the property at 2312 Ponce de Leon Boulevard, legally described as the North 25 feet of Lots 25, 26, 27, and 28, Block 34, 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. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

Ms. Spain reviewed the location and property as she displayed photographs and described the request to transfer 1,529.0 square feet to the receiving site. She reviewed staff's observations and recommendations for ongoing building care, cleaning of the precast window sills, and patch/repair of the exterior wall at the top right corner of the west façade as noted in the staff report. She reviewed the stabilization and maintenance plan, and stated staff's recommendation of approval of the issuance of a Certificate of Transfer for 1,529.0 square feet from 2312 Ponce de Leon Boulevard, and approval of the maintenance plan and authorization for the transfer of unused development rights with conditions as written.

Mr. Silva pointed out two additional elements (columns and decorative inserts on the corner) that should be added to the recommendations to annually inspect for their condition.

Mr. Torre invited audience comment. Hearing no requests to speak, he closed the public hearing.

Mr. Silva made a motion, seconded by Mr. Newell, to approve issuance of a Certificate of Transfer for 1,529.0 square feet from 2312 Ponce de Leon Boulevard, and to approve the maintenance plan and authorization for the transfer of unused development rights, subject to all conditions, recommendations and repairs noted in the staff report, plus the patch/repair of the exterior wall at the top right corner of the west façade, annual inspections of conditions of the columns and decorative inserts on the corner and the recordation of restrictive covenants, including these conditions.

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

CASE FILE TDR 2014-005:

Consideration of the Transfer of Development Rights for the property at 2320 Ponce de Leon Boulevard, legally described as the North 25 feet of the South 75 feet of Lots 25 to 28 inclusive, Block 34 of 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. The application requests approval of a maintenance plan, authorization for the transfer of the unused development rights, and the issuance of Certificates of Transfer.

Ms. Spain reviewed the location and property as she displayed photographs and described the request to transfer 4,558.0 square feet to the receiving site. She reviewed staff's observations and recommendations for ongoing building care, and the need for minor repainting on the exterior wood doors. She reviewed the stabilization and maintenance plan, and stated staff's recommendation of approval of the issuance of a Certificate of Transfer for 4,558.0 square feet from 2320 Ponce de Leon Boulevard, and approval of the maintenance plan and authorization for the transfer of unused development rights with conditions as written.

Mr. Torre invited audience comment. Hearing no requests to speak, he closed the public hearing.

Ms. Rolando made a motion, seconded by Mr. Silva, to approve issuance of a Certificate of Transfer for 4,558.0 square feet from 2320 Ponce de Leon Boulevard, and to approve the maintenance plan and authorization for the transfer of unused development rights, subject to all conditions, recommendations and repairs noted in the staff

report, including the requirement for minor repainting on the exterior wood doors and the recordation of restrictive covenants, including these conditions.

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

TRANSFER OF DEVELOPMENT RIGHTS (RECEIVING SITE):

The proposed development (receiving site) is located at 2020 Salzedo Street, legally described as Lots 13 through 37 inclusive, Block 18 of 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. 2120 Salzedo Street, a Local Historic Landmark, legally described as Lots 25 to 30 inclusive, Block 19 of Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Record of Miami-Dade County, Florida, is within five hundred (500) feet of the proposed development located at 2020 Salzedo Street. Therefore, per Section 3-1006 of the Coral Gables Zoning Code, the Historic Preservation Board's review and approval of the proposed development is required to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic property.

Ms. Spain reviewed the background, existing conditions and staff observations regarding 2120 Salzedo Street, a local historic landmark, and its location within 500 feet of the proposed development site located at 2020 Salzedo Street, during which she visually displayed photographs and site drawings. She concluded by stating that staff recommended a motion to find that the proposal does not adversely affect the historic, architectural and aesthetic character of the historic property located at 2120 Salzedo Street and a motion to approve the proposal with the understanding that it requires further review and approval by the Planning and Zoning Board and the City Commission.

Mr. Guilford commented on the importance of the approval of the Board of Architects and their examination of how the historic property fit in with the non-historic property. He called attention to representatives of Codina CG LLC and the architect.

Mr. Brito, architect for the proposed development, reviewed the development rendering and oriented the Board, along with Mr. Guilford, to the historic property and its location within the overall property.

Ms. Spain read for the record conditions imposed by the Board of Architects within its preliminary approval of the proposed development:

- Study the scale and detail of the tower;
- Detail window placement within wall thickness;
- Study strengthening of cornice line;
- Provide detail of grill at parking levels;
- Study scale/proportion of arcade;
- Study alternate elevation of central portion of building elevation.

She added that none of the conditions would impact the overall massing of the proposed building.

Mr. Torre invited audience comment. Hearing no requests, he closed the hearing and called for Board discussion.

A discussion ensued about the importance of ongoing oversight of maintenance and repairs. Ms. Spain explained that the department maintains an excellent relationship with Code Enforcement Officers.

Ms. Rolando made a motion, seconded by Ms. Pruitt, stating that the Historical Preservation Board finds that receipt of the transferred development rights by the receiving site for the proposed development does not adversely affect the historic, architectural or aesthetic character of the historic property located at 2120 Salzedo Street.

BOARD ITEMS / CITY COMMISSION / CITY PROJECTS UPDATES:

During discussion of the restoration of City monuments and fountains, Mr. Torre inquired about the funding source for the projects and about provisions for historic project funding sourced from Art in Public Places funds. The current Historic Trust Fund balance will be reported at the February meeting. Mr. Torre asked if the Board could petition that monies from the Historic Trust Fund be used for restoration of City Hall's historic windows. Ms. Spain will research the ordinance.

Ms. Spain reported that Ms. MacIntyre and Ms. Pruitt were re-nominated to the Historic Preservation Board.

The City Commission approved ad valorem tax relief for 1125 North Greenway Drive.

DISCUSSION ITEMS:

Ms. Spain reported that the Cotorro Street French Village property was vacant and in disrepair, adding that properties such as this one were discussed by the City Commission. Ms. Thornton reported action being taken regarding this property by the City Attorney's office.

Mr. Torre requested a list of endangered properties within the City for the purpose of proactively protecting them. Staff will furnish the list at the February meeting.

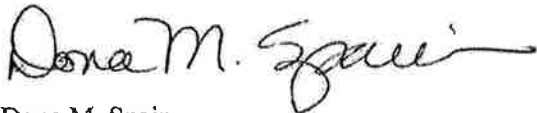
NEW BUSINESS:

Ms. MacIntyre announced that the National Trust was seeking nominations for preservation awards, suggesting examination of the categories to determine if Coral Gables would qualify.

The Coral Way Historic District will likely be included in the February meeting agenda.

ADJOURNMENT: The meeting adjourned at 5:25 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Dona M. Spain", with a stylized flourish at the end.

Dona M. Spain
Historic Preservation Officer