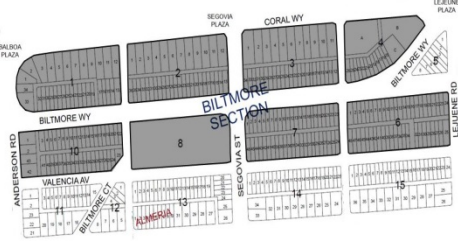
	<p>City of Coral Gables Transfer Development Rights (TDRs) Public Workshop</p> <p>August 1, 2018</p>	
<p>Application:</p>	<p>Zoning Code Text Amendment</p>	
<p>Property:</p>	<p>Biltmore Section Blocks 1, 2, 3, 4, 6, 7, 8, and 10, Coral Gables, Florida</p>	
<p>TDR Workshop - Date/Time/ Location:</p>	<p>August 15, 2018, 5:30 – 6:30 p.m. Planning & Zoning Conference Room, 427 Biltmore Way, Coral Gables, Florida, 33134</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Division will conduct a public workshop on August 15, 2018 regarding the process of Transfer Development Rights (TDRs). Please attend if you are able, or submit comments if you prefer. Staff is interested to further explain the TDR program and values your opinions and input.

The public workshop will held at the Coral Gables Planning & Zoning Division Conference Room on the 2nd floor of 427 Biltmore Way, Coral Gables, Florida.

As directed by the City Commission, a text amendment to the Coral Gables Zoning Code is being proposed to allow properties on Biltmore Way and Coral Way to receive transfer development rights (TDRs). TDRs, also known as ‘air rights,’ are unused development rights from a historically-designated building in the Commercial Business District (CBD) or the North Ponce neighborhood. To encourage historic preservation, the TDR program is a planning tool that adds value to historic properties, allows restoration, and transfers the unused development rights to a receiving site. The CBD and Ponce de Leon Boulevard Mixed-Use District are currently the only receiving areas for TDRs.

The proposed text amendment would extend the receiving areas to include the 400 – 700 blocks that face Biltmore Way and Coral Way. The addition of TDRs to a property is limited to a 25% increase of the allowed square feet of development on the receiving property. The density (number of units), zoning, building height, use, or required open space would *not* be affected. The TDRs are only applied toward the allowed square feet of development. A historically-designated property in a receiving area would not be affected.

The request requires three public hearings, including the Planning and Zoning Board, and approval 1st and 2nd Reading before the City Commission.

All interested parties are invited to attend and participate. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

CITY OF CORAL GABLES - TRANSFER DEVELOPMENT RIGHTS (TDRS) PUBLIC WORKSHOP - AUG 15, 2018

in the XXXX Court,
was published in said newspaper in the issues of

08/03/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

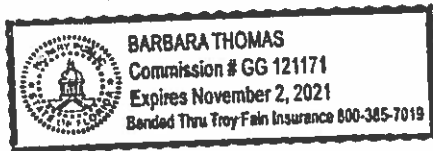
Kesha Bassue

Sworn to and subscribed before me this
3 day of AUGUST, A D. 2018

Barbara Thomas

(SEAL)

KESHA BASSUE personally known to me



Attendance Sign In Sheet – August 15, 2018

TDR Workshop – Planning Conference Room

	Name	Mailing Address	Phone	(If you wish to speak, please check the box below)
1.	Christine Acosta	9155 SW 56 Ave	(305) 310-7219	
2.	Luis Merced	9155 SW 57th Ave	305-491-1765	
3.	Carmen Acosta	1440 Medway St 306	(305) 661-1265	
4.	ADRIANA VEGA	600 BILTMORE WAY 816		
5.	CARL ZWERNER	600 BILTMORE WAY 1202		
6.	Marisa Chisena	625 Biltmore way # 904 721 Biltmore way # 702	305 / 807 6845	
7.	Aymee Curbelo	625 Biltmore Way #702	786 334-6218	
8.	Mari Veley	PO Box 702		
9.	Juan Castro	300 University Dr	(305) 787-4301	
10.	Carmen Cash	" "	305) 787-4301	
11.	Olga Ramuclo	786 MEYER		
12.	Allen Leuth	625 Alhambra Cir	305-4760056	
13.	Allen Leuth	550 Valerien Av	305-992-7908	
14.	Rhonda Anderson	2715 Hernando Str	305 567 3004	
15.				
16.				
17.				
18.				

City of Coral Gables, Florida
Transfer of Development Rights Workshop
Wednesday, August 15, 2018, 5:30 p.m.
427 Biltmore Way, Planning, Planning Conference Room, Coral Gables, Florida 33134

Staff and Guests:

Ramon Trias, Planning and Zoning Director
Jennifer Garcia, City Planner
Gustavo Ceballos, Assistant City Attorney
Billy Urquia, Deputy City Clerk
Rhonda Anderson, Planning and Zoning Board
Maria Velez, Planning and Zoning Board
Olga Ramudo, Economic Development Board

Planning and Zoning Director Ramon Trias welcomed all of those present, thanked them for their attendance and expressed how this workshop was requested by multiple members of the Planning and Zoning Board.

A Presentation was made by Planning and Zoning Director explaining Transfer of Development Rights to those in attendance. Mr. Trias further clarified the difference between Sending and Receiving Sites and walked through the process on how to use TDRs.

Mr. Trias explained how TDRs are a tool which encourage Historic Preservation and adds value to historic buildings in the Sending Sites and allows for larger development in the Receiving Site. However, TDR's do not allow for the height of the building or its setbacks to be changed, it only allows for an increase in FAR of a particular location by twenty-five percent.

Planning and Zoning Board Member Anderson inquired as to how setbacks would be impacted by these concepts.

Mr. Trias responded that TDRs would not affect a particular type of interaction that ultimately is the size of the building as an example he is the 2020 Salzedo Project, whereby the final project was smaller than what was originally requested by the applicant.

Economic Development Board Member Ramudo expressed her belief that in order to continue to maintain and encourage new historic properties the number of receiving areas for TDRs needs to be expanded.

Mr. Trias agreed that Biltmore Way does not have enough receiving area, but that the lack of green along Biltmore Way is a result of the design of the street and not over development.

A Resident expressed her concerns about parking along Biltmore Way with new development and how the current parking as constructed present a flooding problem in the private property.

Planning and Zoning Board Member Velez asked Mr. Trias to identify the possible receiving sites along Biltmore Way.

Board Member Anderson also inquired as to whether Biltmore Way could also be a sending area.

Mr. Trias expressed his belief that making Biltmore Way a Receiving Site would not change the character of the neighborhood, but it would help with some of the historic sites.

A Resident expressed her concerns how the process does not seem to be working due to the lack of activity and constituents taking advantage of Transfer of Development Rights.

Mr. Trias agreed with that statement and stated that, that was the primary reason as to why more options were being offered.

Board Member Anderson inquired about the possibility of using TDRs for neighborhood parks.

Mr. Trias explained that there is a separate process for a person who would like to build a park/open space in exchange for TDRs.

A Resident queried as to a TDR Registry, potentially creating a list of properties that could serve as either Sending or Receiving Sites.

Mr. Trias concluded the meeting by outlining the next steps in the process, the Ordinance would be on First Reading before the City Commission at August 28th Meeting.

TDR RECEIVING SITES

1999 - 121 Alhambra Circle (from 116 Alhambra Circle)

355 Alhambra Circle (from 263-265 Aragon Avenue and 2506 Ponce de Leon Blvd.)

2001 – 55 Miracle Mile / 1 Aragon Avenue (from 136 Miracle Mile, 340 Miracle Mile, and 348-350 Miracle Mile)

121 Alhambra Circle (from 116 Alhambra Circle)

2014 – 2020 Salzedo Street (from 280 Alhambra Circle, 300 Alhambra Circle, 320 Miracle Mile, 2312 Ponce de Leon Blvd., and 2320 Ponce de Leon Blvd.)

POTENTIAL SENDING SITES FOR TRANSFER OF DEVELOPMENT RIGHTS

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

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.)
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
280-290 ALHAMBRA CIRCLE	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
2120-2140 SALZEDO STREET (301-305 ALCAZAR AVENUE)	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
130 CORAL WAY (130 MIRACLE MILE)	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
320 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	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.

HISTORICALLY DESIGNATED PROPERTIES IN THE NORTH PONCE DE LEON BOULEVARD AREA

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
102 MENORES AVENUE	LOT 11, BLOCK 36, CORAL GABLES DOUGLAS SECTION					
114 MENORES AVENUE	LOT 8 & W 1/2 LOT 9, BLOCK 36, CORAL GABLES DOUGLAS SECTION					
118 MENORES AVENUE	LOT 7 BLOCK 36, CORAL GABLES DOUGLAS SECTION					

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.)
39 SIDONIA AVENUE	LOT 22 BLOCK 23 CORAL GABLES DOUGLAS SECTION					
43 SIDONIA AVENUE	LOT 23 BLOCK 23 CORAL GABLES DOUGLAS SECTION					
				Total Available Square Feet		

*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.

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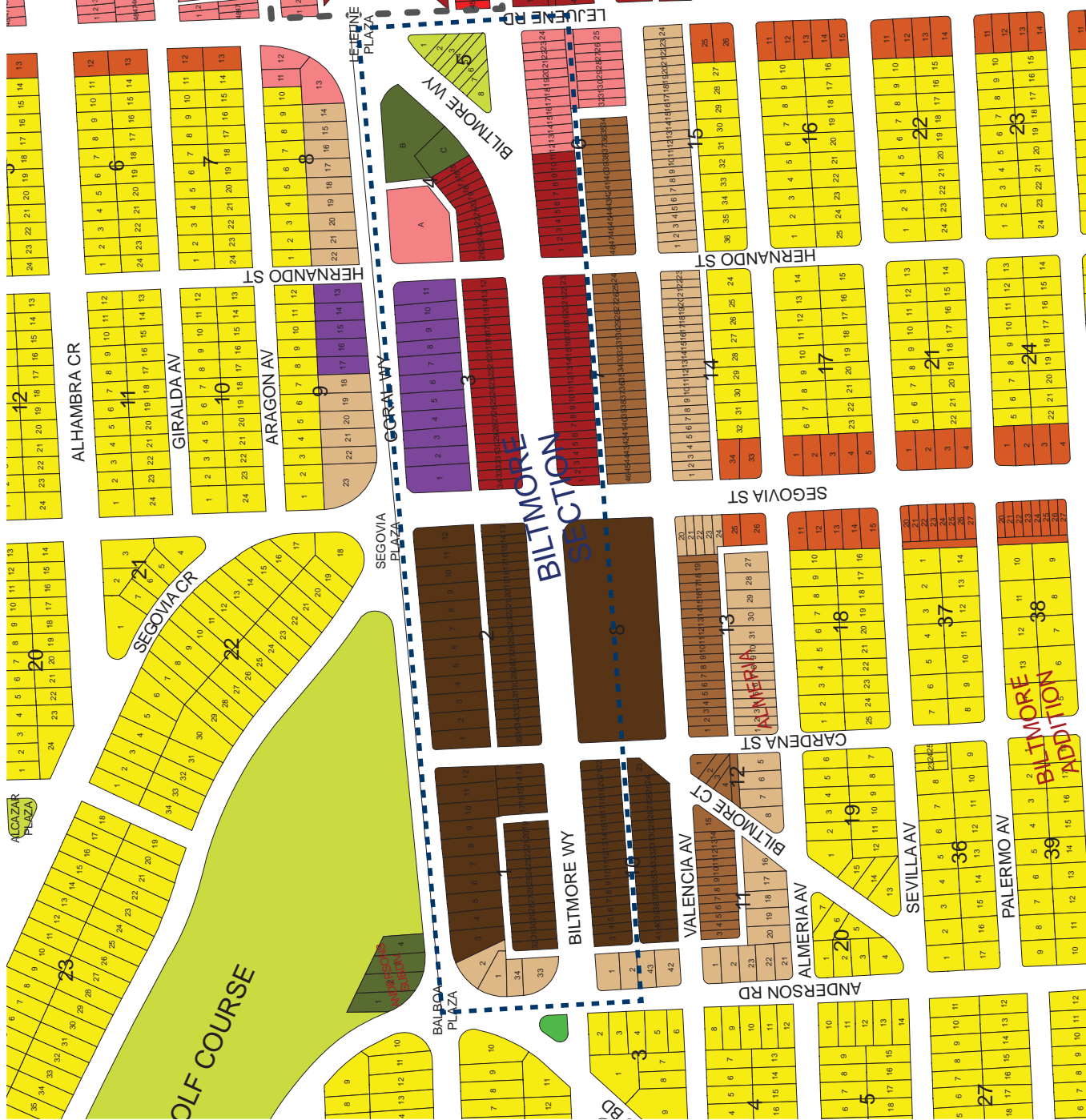


Future Land Use Map

Planning and Zoning Division
March 2015

LAND USE CLASSIFICATIONS

- Single-Family Low Density (6 Units/Acre)
- Single-Family High Density (9 Units/Acre)
- Multi-Family Duplex Density (9 Units/Acre)
- Multi-Family Low Density (60 Feet; 20 Units/Acre)
- Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Multi-Family High Density (150 Feet; 60 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 FAR)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 FAR)
- Commercial High-Rise Intensity (150 Feet; 3.0 FAR)
- Industrial (70 Feet; 3.0 FAR)
- University Campus (0.7 FAR)
- Education (2.0 FAR)
- Parks and Recreation (2.0 FAR)
- Open Space (0.0 FAR)
- Conservation Areas (0.0 FAR)
- Public Buildings and Grounds (2.0 FAR)
- Hospital (2.0 FAR)
- Religious/Institutional (2.0 FAR)
- Community Services and Facilities (2.0 FAR)
- (MXOD) Mixed Use Overlay District
- Downtown Overlay



ALHAMBRA CK



Zoning Map

Planning and Zoning Division
March 2015

ZONING DISTRICTS

- (SFR) Single-Family Residential
- (MF1) Multi-Family 1 Duplex
- (MF2) Multi-Family 2
- (MFSA) Multi-Family Special Area
- (CL) Commercial Limited
- (C) Commercial
- (I) Industrial
- (S) Special Use
- (UCD) University Campus District
- (P) Preservation
- (CBD) Central Business District
- North Industrial Mixed-Use District (MXD)
- South Industrial Mixed-Use District (MXD)
- (DO) Downtown Overlay District



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ALHAMBRA CR

GERALDA AV

ARAGON AV

CORAL WY

BILTMORE WY

SEGOVIA ST

CARDENA ST

ALMERIA AV

VALENCIA AV

BILTMORE CT

ALMERIA AV

SEVILLA AV

PALERMO AV

CATALONIA AV

LEJUNE PLAZA

ALHAMBRA CR

GERALDA AV

ARAGON AV

CORAL WY

BILTMORE WY

SEGOVIA ST

CARDENA ST

ALMERIA AV

VALENCIA AV

BILTMORE CT

ALMERIA AV

SEVILLA AV

PALERMO AV

CATALONIA AV

LEJUNE PLAZA

ALHAMBRA CR

GERALDA AV

ARAGON AV

CORAL WY

BILTMORE WY

SEGOVIA ST

CARDENA ST

ALMERIA AV

VALENCIA AV

BILTMORE CT

ALMERIA AV

SEVILLA AV

PALERMO AV

CATALONIA AV

LEJUNE PLAZA

ALHAMBRA CR

GERALDA AV

ARAGON AV

CORAL WY

BILTMORE WY

ALHAMBRA CR

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CARDENA ST

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VALENCIA AV

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ALMERIA AV

SEVILLA AV

PALERMO AV

CATALONIA AV

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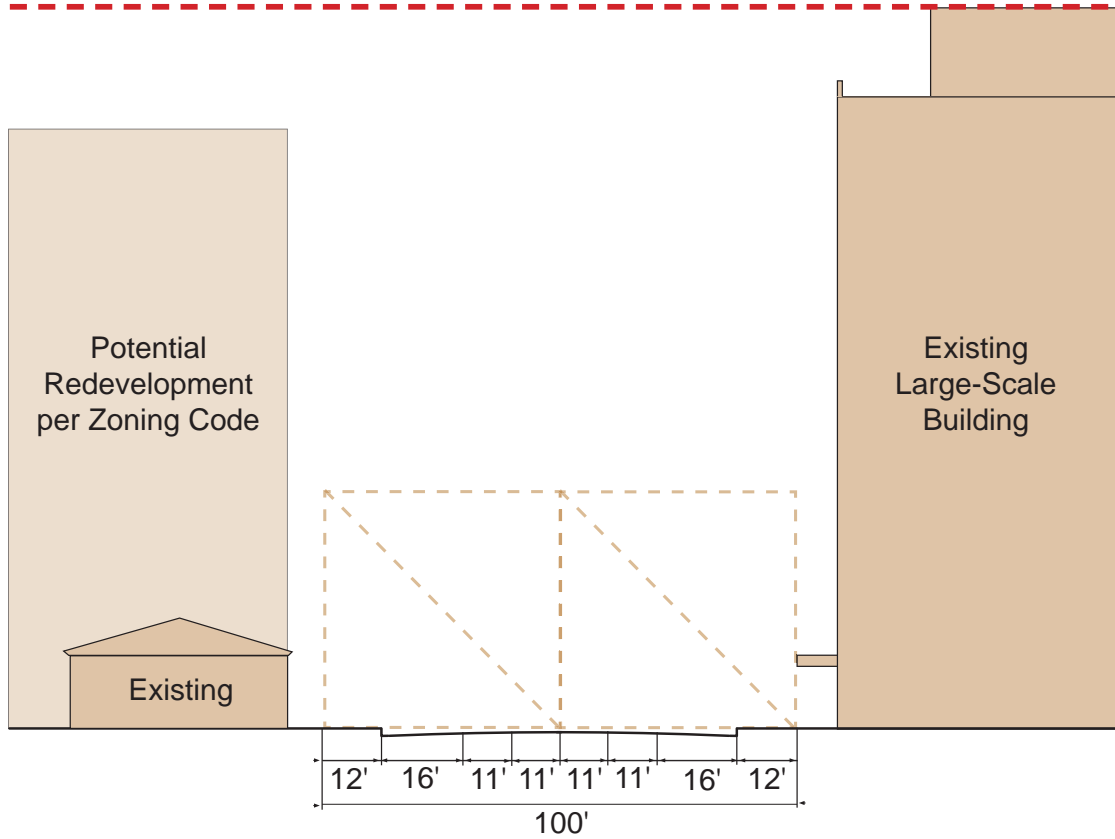
ALHAMBRA CR

Biltmore Way TDR impact for 10,000 square foot parcel

Per Section 4-103.D (8)	65-70 feet in height	80-90 feet in height	140-150 feet in height
Floor Area Ratio (FAR)	1.25 FAR	2.00 FAR	1.55 FAR
Square Feet of Development	12,500 sq ft	20,000 sq ft	15,500 sq ft
Transfer Development Rights (TDRs) (+25%)	+ 3,125 sq ft	+ 5,000 sq ft	+ 3,875 sq ft
TOTAL	15,625 sq ft total	25,000 sq ft total	19,375 sq ft total

BILTMORE WAY - EXISTING

150 Feet



BILTMORE WAY - WITH TDRS

150 Feet

