Exhibit D

TDR 2022-007
RECEIVING SITE
October 19, 2022

Historical Resources & Cultural Arts

2327 Salzedo Street
Coral Gables
Florida 33134

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STAFF REPORT

REVIEW OF PROPOSED DEVELOPMENT AT 1505 PONCE DE LEON BOULEVARD

RECEIVING SITE

If the Receiving Site of TDRs is within 500 feet of a local historic landmark, Section 14-204.6.A.3. of the Coral Gables Zoning Code requires the Historic Preservation Board's review and approval of the proposed development to determine if the proposal adversely affects the historic, architectural, or aesthetic character of the historic properties.

Owner:	TWJ 1505, LLC
Architect:	Hamed Rodriguez
Legal Description:	Lots 1 through 5 and Lots 17 through 22, Block 36, Coral Gables Douglas Section, according to the plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida.
Siting:	The property is located on the southeast corner of Ponce de Leon Boulevard and Menores Avenue.

Historically Designated Properties within 500 feet of the Proposed Development

1721 Ponce de Leon Boulevard, legally described as Lot 4 and the North 5 Feet of Lot 5, Block 3, Coral Gables Section "L," according to the Plat thereof, as recorded in Plat Book 8, Page 85 of the Public Record of Miami-Dade County, Florida.

131 Zamora Avenue, legally described as Lot 19, Block 39, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.

102 Menores Avenue, legally described as Lot 11, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.

114 Menores Avenue, legally described as Lot 8 & the West ½ Lot 9, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.

118 Menores Avenue, legally described as Lot 7, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.

122 Menores Avenue, legally described as Lot 6, Block 36, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.

111 Salamanca Avenue, legally described as Lots 10 and 11, and the East 30 feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Record of Miami-Dade County, Florida.

BACKGROUND / EXISTING CONDITIONS

The seven properties listed are Local Historic Landmarks and are within 500 feet of the proposed development at 290 Valencia Avenue. Therefore, per Section 14-204.6.A.3. 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 properties.

On March 16, 2022, the Historic Preservation Board approved the historic designation of the property located at 122 Menores Avenue. This property, which adjoins the development site to the east, is owned by the applicant and will be rehabilitated for commercial use.

On April 7, 2022, the proposed development was reviewed by the Board of Architects. The Board:

Made a motion to approve Level 1 and Level 2 Mediterranean bonuses. Please note that Section 5-201.C. of the Coral Gables Zoning Code states the following:

> *Level 1 bonus Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story for all types of architectural designs of buildings. The allowable stories are subject to the subject property applicable CP Map designation and the height is regulated by the Zoning Code.*

Section 5-201.E. of the Coral Gables Zoning Code states the following:

> *Level 2 bonuses – Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one (1) story or two (2) stories shall be permitted if Coral Gables Mediterranean Architectural Design is utilized. The maximum available number of stories are based upon the CP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property.*

This means that the proposed development must be a Mediterranean designed building to qualify for Level 2 bonus.

Made a motion to defer preliminary design approval with the following comments:

1. Study tower height for extra.
2. Study location for Art in Public Places.
3. Study roof features at pedestal parking.
4. Study west park as urban and east park residential.
5. Study west paseo for more transparency and east paseo at park.

On May 5, 2022, the proposed development was approved with the following conditions by the Board of Architects:

1. Add columns at east lower balconies.
2. Off set/ recess at garage bay.

On June 1, 2022, the Planning and Zoning Board reviewed the proposed land use change, zoning change, planned area development (PAD), and site plan.

On July 25, 2022, the Coral Gables City Commission approved an application to redevelop the property at 1505 Ponce de Leon Boulevard with a building consisting of 87 luxury residential units, 23,764 square feet of commercial space, 319 parking spaces in a structured parking garage, and 20,144 square feet of open space, including a park with improvements along Ponce de Leon Boulevard, over which it intends to convey a public access easement to the City as well as a garden/dog park that serves as a buffer to the properties to the east and which will similarly be open for use by the general public pursuant to an easement. 122 Menores Avenue (the Menores Building) will remain and is proposed to be adaptively re-used with commercial uses.

The City Commission also approved the following changes:

- An amendment to the City's FLUM so as to change the land use designation for a portion of the property from Commercial Mid Rise Intensity to Commercial High Rise Intensity and to change the land use designation of the Menores Building from Multifamily Medium Density to Commercial Mid Rise Intensity.

- An amendment to the City's Zoning Map to rezone a portion of the property from MX2 to MX3, to rezone the Menores Building from MF2 to MX2, and to include the entirety of the property within the North Ponce Mixed Use Overlay District.

- Planned Area Development (PAD) and mixed-use site plan approval for the project.

On October 12, 2022, the Planning and Zoning Board reviewed and recommended approval of receipt of TDRs.

The sites proposed for redevelopment are currently vacant.

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STAFF OBSERVATIONS

The proposed development is a mixed-use building of two-hundred ninety-seven thousand and twenty-seven (297,027) square feet which includes fifty-nine thousand, four hundred and five (59,405) square feet of Transferred Development Rights from the following sending sites:

Address	TDR Amount	Sending Site Approval
118 Menores Ave.	3,300	HPB approval June 16, 2022
36 Phoenetia Ave.	1,424	Pending HPB approval
235 Majorca Ave.	24,089	HPB approval March 4, 2020
301 Majorca Ave.	30,592	City Commission approval June 28, 2022
Total	**59,405**	

The sixteen- (16) story structure is approximately one-hundred ninety feet, six inches (190'-6") in height to roof level fronting Ponce de Leon Boulevard, Menores Avenue, and Mendoza Avenue. The required parking will be on-site (on the second and third levels). The structure will contain 87 residential units consisting of 7 live/work units, 31 two-bedroom and den units, 45 three-bedroom and den units, and 4 penthouses.

Level One
The first floor consists of space for retail and live/work units, bathrooms/mail room/valet office, fire pump/domestic water pump/transformer room space, bike storage, loading dock, and a driveway providing access to the upper-level parking. Covered pedestrian walkways are provided to the west (front) on Ponce de Leon Boulevard and to the east (rear) separating the structure from the proposed garden/park.

Levels Two and Three
The second and third floors contain parking and two-level flats.

Level Four
The fourth floor contains residential units and an amenity deck.

Levels Five to Fourteen
The fifth to fourteenth floors contain residential units.

Levels Fifteen and Sixteen
The fifteenth and sixteenth floors contain penthouses.

Architectural Design
A materials sheet was not provided. The forty-five foot (45') high front element of the structure is set back approximately thirty feet (30') from Ponce de Leon Boulevard allowing for a landscaped buffer between the street and the front façade. The one-hundred ninety feet, six inch (190'-6") high tower is set back approximately ninety-seven feet (97') from Ponce de Leon Boulevard.

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The Board of Architects determined the overall design of the building meets the requirements to qualify for Level 2 bonuses for Coral Gables Mediterranean Architectural Design.

STAFF RECOMMENDATION

The proposed development does not adversely affect the historic properties located at 1721 Ponce de Leon Boulevard, 131 Zamora Avenue, and 111 Salamanca Avenue.



View towards project site from 1721 Ponce de Leon Blvd.



View towards project site from 131 Zamora Ave.

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View towards project site from 111 Salamanca Ave.

The proposed new development will have a moderate impact on the setting of 112 Menores Avenue.



View towards project site from 102 Menores Ave.

The proposed development will have the greatest impact on the settings of 114, 118, and 122 Menores Avenue as the site is immediately to the west of these properties, all of which are individually designated. The impacts to the historic sites are due to the height of the proposed new structure and its proximity to the historic structures, especially 122 Menores Avenue. The west façade of 122 Menores Avenue will be approximately fourteen feet (14') from the proposed two-story paseo on the east façade of the new structure and approximately twenty-four feet, eight inches (24'-8") from the 16-story tower.

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As shown in the photograph below, high-rise development on Ponce de Leon Boulevard has started encroaching into the Menores Avenue area and impacting the setting of historic sites on the street.

By right and without TDRs, the subject property can be developed to 16 stories and 190'-6" in height (as proposed) although the structure would be slimmer. Additionally, the proposed park to the rear of 122 Menores Avenue could be developed. The inclusion of the paseo on the east elevation of the proposed structure and the park to the rear of 122 Menores Avenue provide small buffers between the subject and the historic Menores Avenue sites. Increasing the east elevation stepbacks of the tower would further help to lessen the impact on the historic structures; however, any 16-story structure at this location will have a negative impact. This impact could be further increased by the development of the land currently proposed as a garden/park.



View towards project site from 114, 118, and 122 Menores Ave.



View towards project site from 122 Menores Ave.

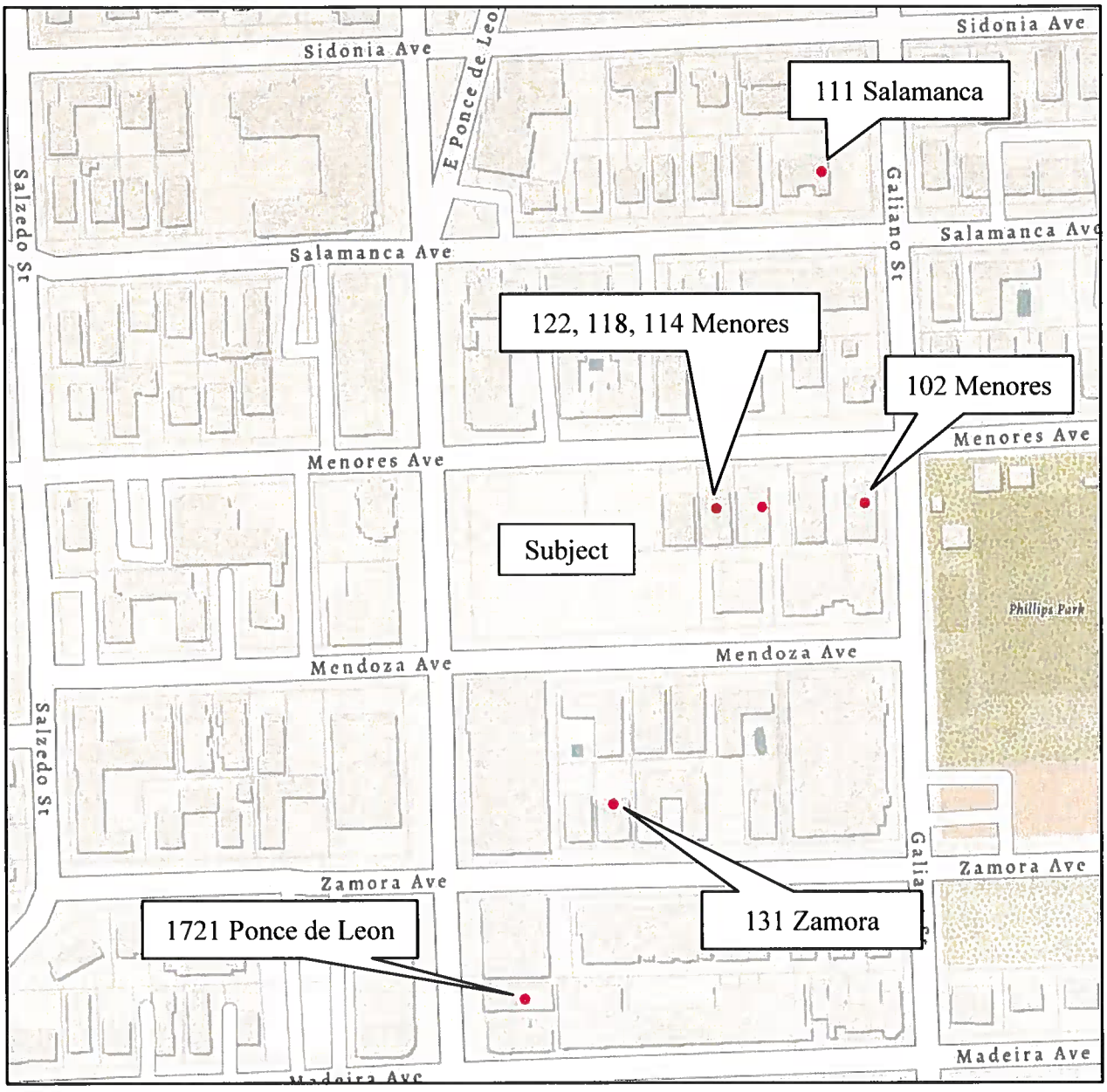
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Staff recommends a motion to determine that the proposal does adversely impact three of the seven historic properties located within 500 feet of the site but recognizes that any sixteen-story development of the subject property could result in a similar or possibly even greater adverse impact and to **APPROVE** the proposal at 1505 Ponce de Leon Boulevard.

Respectfully submitted,

Warren Adams
Historic Preservation Officer

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1505 Ponce de Leon Boulevard (Subject) and historic properties within 500'