

Before the  
**FEDERAL COMMUNICATIONS COMMISSION**  
Washington, DC 20555

In the Matters of	)	
	)	
Accelerating Wireline Broadband Deployment	)	WC Docket No. 17-84
by Removing Barriers to Infrastructure Investment	)	
	)	
Accelerating Wireless Broadband Deployment	)	WT Docket No. 17-79
by Removing Barriers to Infrastructure Investment	)	

**REPLY COMMENTS OF THE FLORIDA COALITION OF LOCAL GOVERNMENTS**

Submitted on behalf of a coalition of Florida local governments comprised of the following:

City of Coral Gables  
City of Gainesville  
Town of Gulf Stream  
Town of Jupiter Island  
Town of Longboat Key  
Town of Palm Beach  
Town of Pembroke Park  
City of Tallahassee  
City of Tampa  
City of Winter Haven  
Florida Association of Counties, Inc.  
Florida League of Cities, Inc.

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These local governments represent the diversity of Florida both from a regional perspective covering all geographic areas of the State, urban and rural areas, and from a population perspective addressing the interests of very small residential communities to among the largest urban areas within the State. In addition to specific local governments, these comments are

submitted on behalf of the Florida League of Cities, Inc. (“FLC”)<sup>1</sup> and the Florida Association of Counties, Inc. (“FAC”).<sup>2</sup> Since 1922, FLC has been representing Florida’s municipalities and now represents virtually all of Florida’s over 410 municipalities. For more than 80 years, FAC has represented the diverse interests of Florida’s counties and represents all 67 counties within the State. This coalition of municipalities, FLC and FAC (“Florida Coalition”) is representative of the interests of Florida local governments throughout the State.

## **Introduction**

The Florida Coalition appreciates the opportunity to provide reply comments to the Commission addressing many of the issues raised in both the Wireless NPRM/NOI and Wireline NPRM/NOI.<sup>3</sup> Local governments have long recognized the benefits that advanced telecommunications services may bring to our residents and businesses. From economic growth to distance learning to telemedicine to increased civic engagement, the current realities and future promises of 5G and the Internet of Things are mindboggling and only limited by our imagination. Without widespread connectivity, these services will be only a pipedream many of our communities. As a result, many localities across the nation have worked to ensure the deployment of infrastructure needed to provide these services. These efforts involve carefully balancing industry’s need for fast, efficient installation of facilities in the public rights-of-way with the health, safety, and quality of life concerns and interests of their constituents. In the vast majority of cases, local governments and industry, in a collaborative manner, have forged effective partnerships that have facilitated the continued deployment of both wireless and

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<sup>1</sup> [www.flcities.com](http://www.flcities.com).

<sup>2</sup> [www.fl-counties.com](http://www.fl-counties.com).

<sup>3</sup> *Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment*, Notice of Proposed Rulemaking and Notice of Inquiry, 32 FCC rcd 3330 (2017) (“Wireless NPRM/NOI”); *Accelerating Wireline Broadband Development by Removing Barriers to Infrastructure Investment*, Notice of Proposed Rulemaking, Notice of Inquiry, and Request for Comment, 32 FCC Rcd 3266 (2017) (“Wireline NPRM/NOI”).

wireline broadband infrastructure in cities and counties. It is estimated that, as of 2015, approximately 320,000 macrocells have been installed nationwide,<sup>4</sup> and 150,000 small cells will be in place by the end of 2018; a number expected to rise to 800,000 by 2026.<sup>5</sup>

## **I. State Legislative Initiatives**

Recently, legislation has been enacted in a number of states addressing the deployment of small wireless facilities.<sup>6</sup> Generally, with input from local government leagues or associations, a “negotiated” industry-backed bill is enacted that provides industry with “certainty” as to how siting applications will be processed, along with outlining the duties and obligations of all parties involved, including those dealing with costs and fees, adherence to health and safety codes, and so on. Through this process, industry’s model legislation has been modified to reflect some of the unique needs and interests of each state’s local governments.

However, this is not to say that these enacted and pending bills are universally embraced by all local governments. For instance, Ohio’s law was challenged by numerous cities. Indeed, in a recent editorial addressing California’s small wireless facilities bill (SB 649), the *Los Angeles Times* wrote that local governments “must retain some authority to push back” on proposed 5G small-cell deployments by the wireless industry. The bill to preempt local authority on wireless infrastructure siting “goes far beyond setting a reasonable fee to access public property; it would usurp the rights of cities and counties to make decisions about how to use their property . . . . It’s clearly in everyone’s best interest for 5G networks to be deployed, and surely most local governments would agree. But why shouldn’t cities and counties be able to try to

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<sup>4</sup> See <http://questions.steelintheair.com/2261302/How-many-macro-base-stations-cells-exist-in-the-United-States-as-of-2016-How-micro-base-stations-cells>

<sup>5</sup> Comments of WIA, at 4.

<sup>6</sup> To date, legislation has been enacted in Arizona, Colorado, Florida, Indiana, Iowa, Kansas, Minnesota, Ohio, Rhode Island, Texas and Virginia, and bills are pending in California, Delaware, North Carolina and Wisconsin.

leverage their assets to get a good deal for residents as part of the process, or take the time to get the public's input on what could be a significant change to their physical and virtual landscapes?"<sup>7</sup>

## **II. Florida's Advanced Wireless Infrastructure Deployment Act**

In June 2017, Florida enacted its own wireless broadband siting legislation – the Advanced Wireless Infrastructure Deployment Act (the “Act”).<sup>8</sup> The Act, which became effective July 1, authorizes access to the public rights-of-way for small cell infrastructure, while maintaining local governments’ authority to prescribe and to enforce reasonable rules and regulations relating to placing and maintaining wireless facilities in the public rights-of-way. The Act was the result of numerous hearings in both the Florida Senate and House and months of negotiations between legislators, industry and local governments, including the involvement of the Florida Association of Counties and the Florida League of Cities.<sup>9</sup> The Act provides for collocation of small cell facilities on government or “authority” owned utility poles, as well as for placement of equipment facilities and new wireless support structures in the public rights-of-way. While the Act lays out detailed procedures for local governments to process small cell applications and establishes timeframes within which local governments must act on such applications, the Act also requires service providers to comply with applicable codes, including objective design standards.

Cities and counties across the state have begun the process of studying the Act and preparing appropriate ordinances to implement the Act. Local governments are under a deadline

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<sup>7</sup> The Times Editorial Board, *An audacious 5G power (pole) grab*, LA Times (July 5, 2017), <http://www.latimes.com/opinion/editorials/la-ed-power-pole-grab-20170705-story.html>.

<sup>8</sup> Section 337.401(7), *Florida Statutes* (2017), CS/CS/HB 687 enrolled.

<sup>9</sup> During the legislative process in Florida, AT&T had some 80 registered lobbyists working on this legislation.

to adopt terms and conditions for collocation of small cell facilities on authority utility poles by the later of January 1, 2018, or three months after the authority receives its first application to collocate a small wireless facility on a utility pole owned or controlled by the authority. However, there are numerous other provisions of the Act that are more complicated that require comprehensive amendment to existing local codes. This is not a simple, nor inexpensive, proposition, particularly for localities facing tight budgets and limited resources. The process requires legal expertise, staff reports, public hearings, advertisements of ordinances, and votes or local boards or commissions. Often local governments also engage in workshops with the industry and other stakeholders as part of their ordinance adoption process. It is important that this process, and its attendant utilization of substantial public funds and staff time, should not be compromised by uncertainty that may be created if the Commission adopts inconsistent regulations in these proceedings. Local governments and industry members alike need to be confident that the significant resources being committing to implement the new Florida Act will not be an exercise in futility.

The Florida Coalition encourages the Commission to refrain from adopting regulations that preempt local authority in a manner that changes the rules established by these new state laws. The Florida Coalition agrees with the comments submitted by the Computing Technology Industry Association (COMPTIA) that the “FCC should tread carefully when deciding when to preempt states’ infrastructure deployment laws so as not to deter states from passing progressive laws. Some states and municipalities have passed laws that actively improve and encourage broadband deployment.”<sup>10</sup>

It is important to point out that many of the concerns raised by the FCC and industry in these proceedings, including, but not limited to, a timeframe to review and take action on small

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<sup>10</sup> Comments of COMPTIA, at 3.

wireless facility applications, a “deemed granted” remedy for failure to act within the established timeframe, applicability to both service and infrastructure providers, and restrictions on rights-of-way costs and fees, are all addressed in the Act, as well as in the other states’ laws that have been enacted recently. There is simply no reason for the FCC to take action that would prevent Florida and such others States from “serv[ing] as a laboratory; and try novel social and economic experiences without risk to the rest of the country.”<sup>11</sup>

It is important that the Florida Coalition address several specific issues raised by the Commission primarily in the Wireless NPRM/NOI and by various commenters and explain how the Act preserves local authority to some extent to address important public interests implicated by these issues. These include undergrounding requirements, access to municipal electric utility poles, preservation of historic sites and concerns about aesthetics, and include specific examples.

### **III. Undergrounding Requirements**

The Act preserves local governments’ authority to require undergrounding of new utilities, and to relocate overhead utilities underground. The Commission should not adopt regulations that preempts such undergrounding authority preserved to local governments in the Act. As evidenced by the experiences of many Florida local governments, local governments require undergrounding of utilities primarily to improve reliability and for important public safety concerns, as well as to pursue economic development projects.

The Act provides that a “wireless provider shall, in relation to a small wireless facility, utility pole, or wireless support structure in the public rights-of-way, comply with nondiscriminatory undergrounding requirements of the authority which prohibit above-ground structures in public rights-of-way. Any such requirements may be waived by the relevant

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<sup>11</sup> *New State Ice Co. v. Liebmann*, 285 U.S. 262, 311 (1932).



authority.” Further, the Act exempts small coastal communities that voted to approve undergrounding referenda from having to comply with the Act’s provisions addressing collocation or installation of new wireless support structures.<sup>12</sup>

In its comments, ExteNet argues that mandatory undergrounding “inhibits” the deployment of small cell and DAS facilities where localities prohibit the installation of new poles in undergrounded areas or leaves providers with fewer locations on which to install their facilities.<sup>13</sup> As such, ExteNet asserts undergrounding requirements violate Section 253(a). Under Florida’s Act, however, any undergrounding requirements that may be enforced by a city or county must be nondiscriminatory. Thus, all communications providers are treated alike and subject to the same rules. (ExteNet acknowledges to Senator Diane Feinstein’s floor debate statement on Section 253(a) that Congress intended to permit the requirement that “a company place its facilities underground, rather than overhead, consistent with the requirement imposed on other utility companies.”<sup>14</sup>) Furthermore, while above ground communications facility placements may be prohibited within the public rights-of-way and local governments may waive undergrounding requirements for a specific application, there is nothing in Florida statutes that prohibits the installation of such equipment on public and private property.

In addition, contrary to industry’s assertions that undergrounding requirements are put into place “usually to shield residents from having to look at electric, telephone, and cable lines” and are imposed “for purely aesthetic reasons,”<sup>15</sup> the undergrounding of utilities, including telecommunications services, is most often done to improve service reliability and for public safety reasons. In Florida, especially in coastal communities, high winds, lightning, and storm

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<sup>12</sup> Act, Sections 337.401(7)(i) and (p).

<sup>13</sup> Comments of ExteNet, at 19.

<sup>14</sup> *Id.*, at 35.

<sup>15</sup> Comments of AT&T, at 75. It should be noted that AT&T testified at every hearing on the Act during the legislative process, and never urged the Legislature to remove the authority of local governments to require undergrounding. Instead, AT&T consistently urged the Legislature to adopt the Act.

surges from tropical storms and hurricanes present serious public safety concerns. Outages caused by frequent destruction of above ground infrastructure are constant issues among many Florida communities. During times of tropical storms, down lines present real concerns and can delay first responders from getting access to residents or from residents being able to leave their communities for safer areas. Further, down utility lines hamper residents' and business' efforts to return to their properties following an emergency. To avoid outages and such public safety issues, many Florida communities mandate that all utilities are installed underground. In addition, many local governments have undertaken efforts to underground utilities that were installed aboveground. When local governments undertake efforts to undergrounding utilities, their citizens bear the high costs to do so. Such efforts are typically approved by residents through citizen referenda, since property owners and taxpayers will be paying the millions of dollars for such undergrounding. Accordingly, the argument that undergrounding is done purely for aesthetic reasons totally misses the mark.

Town of Palm Beach, Florida<sup>16</sup>

In 2006, the Town of Palm Beach commissioned a study titled "Conversion of Aerial to Underground Utilities Analysis." The purpose of this study was to "perform a high level review of the current cost estimates the Town is utilizing in its analysis." At the time, the estimated cost for the undergrounding effort was roughly \$60.3 million. This study did not trigger a Town-wide conversion process. Rather, in the following few years, undergrounding projects were accomplished on an "as requested" basis by each neighborhood. While the pace of this effort varied from year to year, it yielded a handful of completed projects. Worth Avenue's reconstruction received the benefit of this approach. These smaller isolated projects typically started with the efforts of a single motivated resident, who would then attempt to garner the

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<sup>16</sup> For more information about Palm Beach, please visit: <http://www.townofpalmbeach.com/>

support of surrounding neighbors and through coordination with Town staff, a logical project boundary would be determined. From that point, if two thirds of the residents within that boundary voted to go forward, the Town would proceed with the planning/design and construction process. The cost of the design and construction would then be assessed to all the residents of that particular street based on a model adopted in October 2009 entitled “Town of Palm Beach Utility Undergrounding Assessment Methodology.” That model determined a group of weighted factors that could be applied to each property within the Town. While these projects have been successful, they have been on a small scale that has had little effect on the overall utility reliability of the Town as a whole. Clearly a more comprehensive approach was needed.

In recent years, there was increasing motivation by the residents of the Town to expand the undergrounding program to cover larger areas. This movement culminated in the October 14, 2014, Town Council meeting where the electric utility, FPL, presented the need to improve or “harden” large portions of the Town’s existing overhead utilities. That hardening effort, triggered by FPL’s recognition of its facilities’ vulnerable conditions, would include replacement of many existing wood power poles with larger and taller concrete power poles. Within the context of previous and ongoing conversations between the residents, Council members, staff and consultant(s) regarding a more “regionalized rather than local” approach to undergrounding the Town, the hardening proposal by FPL became an added impetus to view the large scale undergrounding as a better alternative.

After in-depth deliberations, the Town Council unanimously decided to pursue Town-wide undergrounding. A ballot question regarding the financing of the Town-wide project was approved in March 2016, and the master planning and design work is underway. As typical, the undergrounding project is totally transparent with the Town providing updated information as the

status of the project and even allowing property owners to look up their assessments on the Town's website.<sup>17</sup> As part of this undergrounding effort, the Town is considering installing its own conduit for the use of communications utilities to make it easier to install communications infrastructure, including backhaul fiber for wireless service, within the public rights-of-way.

#### Town of Jupiter Island, Florida

The Town of Jupiter Island, incorporated in 1953, is a small, community on a barrier island in Martin County, Florida.<sup>18</sup> The Town has a long history of protecting its unique character as referenced in a zoning decision by Circuit Court Judge Wallace Sample stating: "The community is unique – it is the one and only, different from all others, having no like or equal. It is unusual, extraordinary and rare. It was cut from one mold and its counterpart cannot be found elsewhere. Many people would consider it dead – but it is very much alive with genteel living, friendship and compatibility. The Town doesn't want what many others have, but many others would be better off if they had more of what this Town has and wants to keep- seclusion, solitude and tranquility."<sup>19</sup>

In 2007, the Town buried eight miles of overhead utility lines mainly to avoid conflict with the many trees on the island and near weekly utility interruptions. Because of the Town's salt-corrosive, windy environment, overhead power lines were "rather problematic."<sup>20</sup> The project took two years and cost \$8.5 million, with property owners repaying the debt through a special tax. Since then, the number of power failures has "fallen dramatically" and the Town has "gone through a couple of tropical storms and never lost power."<sup>21</sup>

#### Town of Gulf Stream, Florida

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<sup>17</sup> <http://undergrounding.info/>

<sup>18</sup> For more information about the Town of Jupiter Island, please visit : <http://townofjupiterisland.com>.

<sup>19</sup> *Id.*

<sup>20</sup> <http://www.palmbeachdailynews.com/news/local-govt--politics/undergrounding-other-barrier-island-communities-cite-reliability/dYQR2MpNm9SLG8lQtWghaJ/>.

<sup>21</sup> *Id.*

The Town of Gulf Stream is a small planned community located on the barrier island of Florida's southeast coast, half way between Boca Raton and West Palm Beach. The Town is home to just under 1,000 residents.<sup>22</sup> Gulf Stream is exclusively a residential and recreational area.<sup>23</sup> The Town is unaware of any areas within the Town that have gaps in wireless coverage. Despite the strong coverage for its under 1,000 residents, the Town is consistently committed to expanding and improving communications capabilities. This is evidenced by Gulf Stream's now five year effort to improve utility stability, safety, aesthetics and reliability for its residents by undergrounding the Town's entire utilities system, including telecommunications facilities.<sup>24</sup> In 2012, after growing concerns from residents on the number of service interruptions with the Town's overhead utilities system, two-thirds of Town's voters approved a referendum to place all of its power, cable television, and telecommunications facilities underground at the cost of over \$6.5 million.<sup>25</sup> The Town has begun the implementation of this massive undergrounding effort, having hired engineers to oversee the project and contractors to install underground conduits that would be used by the electric, cable and telecommunications utilities in the rights of way. The Town has finalized costs with the electric utility, cable and telecommunications utilities and completed many phases of the undergrounding project. In furtherance of Gulf Stream's efforts to place and maintain the Town's entire utilities system underground, the Town Code was amended to require any and all facilities providing electrical power,

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<sup>22</sup> <http://www.gulf-stream.org/>

<sup>23</sup> <http://www.gulf-stream.org/about/>

<sup>24</sup> As a barrier island, coastal area in Florida, Gulf Stream is subject to high-wind thunderstorms and occasionally experiences hurricanes and tropical storms. An underground utilities system provides the Town with a safer, more reliable system.

<sup>25</sup> See <http://www.palmbeachdailynews.com/news/local-govt--politics/undergrounding-other-barrier-island-communities-cite-reliability/dYQR2MpNm9SLG8lQtWqhaJ/>

telecommunications, video, cable television, internet, broadband, and all similar services to be placed exclusively underground.<sup>26</sup>

#### Town of Longboat Key, Florida

The Town of Longboat Key, located on the west coast of Florida in Sarasota County, was incorporated in 1955 and has a population of approximately 6,888.<sup>27</sup> Affected by hurricanes in 2004 and 2005, the Town began exploring with the electric utility how to make utilities more resilient and reliable. In 2015, the Town's electors approved initially a referendum for the Town to incur debt to be paid by property owners through assessments of approximately \$25,250,000 to place all utilities, including telephone and cable lines, underground and to install fiber optic cable.<sup>28</sup> The Town's undergrounding project included a report to address the long-term high speed broadband needs of the community, which was incorporated into the construction project. Small cell deployment was a key component for the Town's broadband network.<sup>29</sup> The Town updates residents as to the project's status on a regular basis through its website and provides residents with the ability to look up their assessments.

As demonstrated by these municipal examples, Florida's local governments often mandate that all utilities are installed underground to afford residents more reliable utility services, prevent frequent outages associated with Florida's weather, and to support public safety during and after hurricanes and weather emergencies. Many local governments that did not originally require the installation of all utilities underground have pursued undergrounding projects with voter approval for these same reasons. In such cases, the costs of such undergrounding are paid for by residents, with full transparency and understanding of the costs and status of the projects.

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<sup>26</sup> Town Code §34-103; This requirement does not apply to facilities necessary for temporary restoration of service under emergency conditions, such as a hurricane or similar natural event that damages overhead utility facilities.

<sup>27</sup> For more information, please visit: <http://www.longboatkey.org/default.aspx>

<sup>28</sup> See <https://berlinpatten.com/longboat-key-is-going-underground-what-this-means-for-your-sellers-buyers/>

<sup>29</sup> See <http://www.longboatkey.org/docview.aspx?docid=44416>

#### **IV. The FCC Lacks Authority Over Municipal Electric Utility Poles.**

In the proceedings, particularly in the Wireline NPRM/NOI, the Commission and commenters raise many issues with utility pole attachments. Florida's Act addresses specifically the collocation of small wireless facilities on utility poles<sup>30</sup> and limits local government authority over the placement of equipment on such poles. For example, a local authority may not "require the placement of small wireless facilities on any specific utility pole or category of poles or require multiple antenna systems on a single utility pole and "the rate to collocate small wireless facilities on authority utility poles may not exceed \$150 per pole annually."<sup>31</sup>

However, the Act also exempts expressly a "utility pole owned by a municipal electric utility or any utility pole used to support municipally owned or operated electric distribution facilities."<sup>32</sup> So why did Florida exclude municipal electric utility poles? In one word – safety.<sup>33</sup> As numerous commenters have pointed out, "small cell installations use lots of equipment and are not really "small." Installations in the electric space (i.e., pole top) raise a host of operational and safety concerns."<sup>34</sup> The primary function for electric utility poles is to support the "safe and efficient distribution of electricity to consumers across the country. High voltage lines pose significant danger to those not appropriately trained or working in compliance with OSHA and other safety standards. Pole attachments are a deadly serious, critically important matter, with

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<sup>30</sup> The Florida Act defines "utility pole" as a "pole or similar structure used in whole or in part to provide communications services or for electric distribution, lighting, traffic control, signage, or a similar function. The term includes the vertical support structure for traffic lights, but does not include any horizontal structures upon which are attached signal lights or other traffic control devices and does not include any pole or similar structure 15 feet in height or less unless an authority grants a waiver for the pole." Section 337.401(7)(b)(11), *Florida Statutes* (2017).

<sup>31</sup> *Id.*, Section 337.401(7)(f)(3).

<sup>32</sup> *Id.*, Section 337.401(7)(b)(6).

<sup>33</sup> The Act does not apply to a privately owned utility poles or other private property. Section 337.401(7)(l).

<sup>34</sup> Comments of the Coalition of Concerned Utilities (Arizona Public Service, Consumers Energy, Eversource, Exelon Corporation, FirstEnergy, Hawaiian Electric, Kansas City Power and Light, NorthWestern Energy, Portland General Electric, Puget Sound Energy, South Carolina Electric & Gas, and The AES Corporation), at iii.

broad implications for the reliability of the nation’s electric grid and the personal safety of those who work on or near poles, attachments and energized lines.”<sup>35</sup>

Local governments support broadband, but share the electric utility industry’s concern that “the record in various FCC proceedings and many state public utility commission proceedings has shown that third-party attachments often violate the NES/utility safety codes and/or are made without authorization by the utility, the latter which is necessary to maintain the safety and reliability of the electric grid.”<sup>36</sup>

While the Act excludes *municipal* electric utility poles from its provisions, the Act does not exclude other poles or structures used for lighting, signage, traffic control, and so on that are not owned by the electric utility. There is simply no evidence at this time to substantiate any claim that the Act’s limited exemption would defeat the deployment of small wireless facilities. Furthermore, it is important to emphasize that the Act’s carve-out for such muni-electric poles was done with the full knowledge, participation, and **support** of industry, including AT&T, Sprint, Verizon, and T-Mobile.<sup>37</sup> Indeed, for its efforts, AT&T has been described as emerging from Florida’s 2017 legislative session a “winner” for “easily push[ing] through” the wireless deployment legislation.<sup>38</sup>

Unfortunately, notwithstanding the Act’s clear provisions, the Commission may be creating uncertainty over pole attachment practices as a result of these proceedings. This uncertainty is no more acute than when the Commission raises the issue of preempting state and local authority over poles pursuant to Section 224. The Florida Coalition agrees with NARUC

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<sup>35</sup> *Id.*, at 9-10.

<sup>36</sup> Comments of the Utilities Technology Council, at 4.

<sup>37</sup> Susan Salisbury, *Bill would pre-empt local govt’s, give giant telecom firms more control*, Palm Beach Post.Com (March 15, 2017), <http://protectingyourpocket.blog.palmbeachpost.com/2017/03/15/bill-would-pre-empt-local-govts-give-giant-telecom-firms-more-control/>

<sup>38</sup> Peter Schorsch, *Winners and losers emerging from the 2017 Legislative Session*, Florida Politics (May 8, 2017), <http://floridapolitics.com/archives/237625-winners-losers-emerging-2017-legislative-session>.



that “Section 224 was never intended as an FCC bludgeon to broadly preempt existing State capacity, safety, and reliability oversight. . . . The Commission simply lacks jurisdiction under Section 224 to preempt or second-guess applicable State requirements.”<sup>39</sup>

Perhaps recognizing its lack of preemptive authority under Section 224, the Commission and some members of the industry suggest the Commission may use its Section 253 authority to override state and local pole attachment laws. Again, as stated by NARUC, the “short answer to this query is – clearly not.”<sup>40</sup> Indeed, the Commission’s and various commenters’ proposal to use Section 253 as a “vehicle for preempting a wide variety of state and local laws and regulations” “exceeds the appropriate scope of that provision and would unravel over a century of balance between state and federal oversight of telecommunications.”<sup>41</sup>

It is disconcerting to have commenters assert that the Commission should exercise its authority under Section 253 to regulate pole attachment terms for access to muni-electric owned poles<sup>42</sup> when Florida has already taken steps through the Act -- supported by the industry -- to address pole attachment issues. Municipal electric utilities, including, but not limited to, those operated by the cities of Tallahassee and Gainesville, are authorized to enter into pole attachment agreements. Such agreements address the appropriate public safety practices that must be followed when attaching communications facilities to electric distribution poles.

However, to get around the Commission’s lack of statutory authority over municipal electric utility pole attachments, Verizon suggests that the Commission could step in if rates, terms, and conditions result in prohibiting or effectively prohibiting telecommunications services

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<sup>39</sup> Comments of the National Association of Regulatory Utility Commissioners, at 4.

<sup>40</sup> *Id.*, at 8.

<sup>41</sup> Comments of the National Association of State Utility Consumer Advocates, Maine Office of the Public Advocate, Maryland Office of People’s Counsel, New Jersey Division of Rate Counsel, Office of the Ohio Consumers’ Counsel, Pennsylvania Office of Consumer Advocate, and the Utility Reform Network, at 22.

<sup>42</sup> Comments of Competitive Carriers Association.

on a “case-by-case basis.”<sup>43</sup> CTIA goes even farther and argues that the Commission should “exercise its prerogative” and amend existing regulations to cover municipal utility poles even though Congress “was very deliberate in providing an express exemption from Commission jurisdiction” where such poles are regulated by a state.<sup>44</sup>

There is simply no authority for the Commission to assert any authority over utility poles owned by municipal electric authorities or to preempt the Florida Act’s exclusion of such poles from the Act’s provisions for collocation of small cell facilities. Even if the Commission sought to assert authority, public safety concerns require that the federal government not insert itself in areas best left to electric utilities with respect to authorizing such collocations.

## **V. Florida Historic Preservation**

The Act provides that local governments may continue to enforce historic preservation zoning regulations consistent with federal law, as well as “local codes, administrative rules, or regulations adopted by ordinance in effect on April 1, 2017, which are applicable to a historic area designated by the state or authority” and “pending local ordinances, administrative rules, or regulations that are applicable to a historic area designated by the state if the intent to adopt such changes has been publicly declared on or before April 1, 2017.” The Act also permits a local government to “waive any ordinances or other requirements” subject to this provision. Thus, in the Act, Florida recognizes that communities may have taken action to protect and to preserve their unique historic sites that may be adversely affected by the widespread deployment of small wireless facilities. The Act also provides local governments with the option of waiving those protections as they see fit.

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<sup>43</sup> *Id.*, at 35.

<sup>44</sup> CTIA Comments, at 41.

However, the Commission may be creating confusion and uncertainty by inviting comment on a number of proposals that, if adopted, could result in severe adverse effects on state and local historic sites. The Florida Coalition supports comments filed by the National Trust for Historic Preservation and the National Conference of State Historic Preservation Officers, that the proposals to regulate the deployment of wireless infrastructure on historic properties have been “developed based almost entirely on input from industry representatives, rather than based on consultation with a balanced working group that includes the expertise of a variety of stakeholders.”<sup>45</sup> The Commission should avoid taking any action that could disrupt the historic preservation review process in Florida or is at odds with Florida’s recent acknowledgement that local governments play an active role in protecting and preserving historic sites when considering applications for deployment of small wireless facilities. As demonstrated by the following examples, experience has shown that local governments in Florida can work cooperatively with industry to deploy new infrastructure without sacrificing the unique historic character of our communities.

#### The City of Coral Gables

City Founder George Merrick (1886 – 1942) drew from the City Beautiful and Garden City movements of the late 1880s and early 1900s to create Coral Gables. Mr. Merrick assembled a team of professionals whose combined vision would shape the city’s character. The scale of every street and structure, the placement of every tree, and the design of the many plazas and entrances with pergolas and fountains throughout the City create a place where families not only live, but thrive. The Venetian Pool, created from a rock quarry in 1923, is still fed by the underground aquifer. The tree lined streets, first planted in the early 1920s by Landscape Architect Frank Button, have allowed the City to be named a “Tree City USA” for 26 years. An

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<sup>45</sup> Comments of the National Trust for Historic Preservation, at 2.

advertisement in The Herald, Miami, Florida dated Tuesday, January 26, 1926, proclaimed, "In fine architecture and landscaping, in notable entrances and plazas, in beautiful homes and the refinement of life which fix highest standards of living – in all of these Coral Gables has won distinction and supremacy."

From the start, Coral Gables has had strict zoning and building provisions and has always put a premium on aesthetics. Architect Phineas Paist joined the original designers of Coral Gables in 1922 as the "color expert." When the City was incorporated on April 29, 1925, there was already an attention to detail and architectural excellence. Mr. Paist became the supervising architect for the Coral Gables and was responsible for reviewing all architectural plans, with the goal being to build a "designed town, architecturally harmonious, and a town intelligently *different* from the average horribly discordant aberrations that are usual in new developments." This custom continues today as the City's Board of Architects reviews all exterior building proposals for aesthetics. This, coupled with a pro-active Code Enforcement Division, ensures that George Merrick's vision remains.

Residents of Coral Gables are uniquely aware of the City's past. Adopted in 1973, the historic preservation ordinance of Coral Gables is one of the strongest in the nation. The City has one of only three National Landmarks in Miami-Dade County, the Biltmore Hotel, designated in 1996, and nine properties listed on the National Register of Historic Places. There are over 1300 properties that are either individually designated or located within the 22 local historic districts in the City. The MacFarlane Homestead District is also on the national register.

Today, Coral Gables is a thriving international City, home to approximately 155 multinationals and 26 consulates and trade offices. It boasts more than twenty schools, a major research university, and over thirty houses of worship. In 1926, Marjory Stoneman Douglas

wrote a poetic description of George Merrick's Coral Gables that could have been written yesterday. "Any brief glimpse of Coral Gables," she wrote, "gives one this splendid stimulating sense of discover, the exhilarating realization that here at last wisdom and art and craftsmanship have met the age-old problem of how best shall a man live."<sup>46</sup>

Notwithstanding the zoning provisions that preserve the unique character and the historic nature of the City's properties and neighborhoods, including particularly the rights-of-way, Coral Gables has worked cooperatively with industry to deploy modern technology and communications services. For instance, the City constructed and maintains a communications tower and associated equipment in a fire station in an area where, because of its residential character, it would be difficult to site such a facility. The tower is used by four nationwide wireless carriers. Similarly, the City has been able to accommodate the deployment of modern technology in the City-owned historic Biltmore Hotel, so that guests and those conducting business at the hotel enjoy state of the art conveniences, including communications services.

#### The City of Tampa, Florida

Historical preservation is very important to the City of Tampa, the third most populous City in Florida and 53<sup>rd</sup> in the United States, and its architectural history reveals much about the City's growth and the events that have shaped the community.<sup>47</sup> Tampa's Architectural Review and Historic Preservation department is responsible for maintaining the integrity of the City's four Local Historic Districts and 64 Local Historic Landmarks by ensuring that any changes to the structures are implemented in a manner that is architecturally appropriate. The City has been

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<sup>46</sup> See Attachment A consisting of the following materials: A Brief History of Coral Gables, City of Coral Gables Historic Preservation Guide, Coral Gables Locally Designated Properties; Ordinance 271 adopted 1937 provided for a Supervising Architect, Associate Supervising Architect and Structural Engineer; 1973 Preservation Ordinance, Current Zoning Code provisions; Phineas Paist 1924 article on color and stucco, Frank Button 1921 article – "The Suburb Beautiful."

<sup>47</sup> Tampa's Development Review and Compliance Procedures Related to Historic Preservation can be found at the City's website at [www.tampagov.net](http://www.tampagov.net).

certified by the state of Florida as a local government meeting the criteria for administering federal and state historic preservation programs.

The City's designation process protects properties that have been found to be of distinctive character, architectural value, and cultural significance to the City. Structures from a few remaining farm houses in now inner city neighborhoods to the grand Tampa Bay Hotel to modest shotgun structures built by the hundreds to support the City's early cigar industry, every structure represents a physical piece of Tampa's history. Historic designation by the City helps ensure "sensitive building treatment and discourages unsympathetic changes from occurring."<sup>48</sup> For example, the Ybor City Historic District is a U.S. National Historic Landmark District, containing a total of 956 historical buildings. The Latino Barrio Commission, made up of neighborhood community and business leaders, architects, and local residents, is responsible for "preserving the historic fabric of the District and maintaining its architectural integrity."<sup>49</sup>

Notwithstanding Tampa's strong efforts to preserve its historic character, the City enjoys a vibrant economy and is highly regarded for blending development and innovation. Regarding use of the public rights-of-way, Tampa allows both pass through providers and communication companies providing services within the City to install facilities in the City's rights-of-way. Tampa City Code §22-332(1) requires currently that all communication facilities be placed underground, but §22-332(2) provides for the City to allow the installation of poles in the rights-of-way for communication facilities after approval by the City.<sup>50</sup>

As expected of a very large, urban metropolitan area that processes thousands of development applications at any given time, Tampa has committed extensive capital and

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<sup>48</sup> The City's Development Review and Compliance Procedures Related to Historic Preservation can be found at the City's website: [www.tampagov.net](http://www.tampagov.net).

<sup>49</sup> Information related to the Barrio Latino Commission can be found on the City's website at: <https://atg.tampagov.net/sirepub/boardresults.aspx?return=positions|boardinfo&boardid=14>

<sup>50</sup> Tampa City Code § 22-332.

resources to employing and maintaining a sophisticated technology system to handle the workload in a manner that addresses the concerns and satisfies applicants for development orders. The approval process for placement of communications facilities in the rights-of-way is fair, accessible, and expedient. All registration and permit applications may be completed fully online through the City's software system. Once plans for traffic maintenance, construction, and a certificate of insurance are uploaded, the application is sent out for review by the City's internal departments. The initial review period is ten working days, and if any revisions are requested by the City, the applicant is notified immediately through the software and may address the revisions required. If necessary, a second review period of the revisions submitted by the applicant is completed within another ten working days. Once all of the necessary departments have approved the application within such time periods, the applicant is notified and is required to upload a 48 hour notice of the installation days and times. Once the 48 hour notice is received by the City, the City issues the permit. Then once the work is completed, a notice of completion is required to be uploaded by the applicant. Upon receipt of the notice of completion, the final inspection is performed by the City, and once it passes, the permit is closed. An applicant that is organized and has the information needed by the City to process the application, can go from uploading the application to issuance of a permit in less than 60 days.

Tampa has been able to balance historic preservation and economic development through its regulations and procedures. The City is currently in the process of studying the Act and considering revisions to its code that may be necessary to implement the Act, in a manner that is consistent with the City's aesthetic, public safety, historical and economic development considerations. As indicated above, this is a complicated process and involves many stakeholders, including members of the industry seeking access to the City's rights-of-way.

## **VI. Aesthetics and Objective Design Standards**

The Act provides that a city or county *may* enact, by ordinance, objective design standards that *may* “require that a new utility pole replacing an existing utility pole be of substantially similar design, material, and color, or that ground-mounted equipment meet reasonable spacing requirements.”<sup>51</sup> Further, the standards *may* “require a small wireless facility to meet reasonable location context, color, stealth, and concealment requirements.”<sup>52</sup> The Act permits the authority to waive these standards “upon a showing that the design standards are not reasonably compatible for the particular location of a small wireless facility or that the design standards impose excessive expense” and imposes a 45-day timeframe within which the authority must act to grant or deny the waiver request.<sup>53</sup>

As discussed above in regards to undergrounding requirements, Florida courts have “repeatedly found” that promoting and protecting the aesthetics of a community are a “valid exercise of a local government’s police power.”<sup>54</sup> Aesthetics are tremendously important to economic development, property values, public safety and creating a sense of community identity and culture. Here, the Act serves not only to emphasize that local governments may exercise such authority, but also places limitations on the exercise of that authority when it comes to the deployment of small wireless facilities in the public rights-of-way. For instance, the design standards must be objective; in other words, impartial, neutral, or verifiable. They must be adopted by ordinance, which requires staff review, public meetings, advertisement and the opportunity for all interested parties to provide comment, and approval by the governing body. They may address a number of specific issues, including color and stealth and

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<sup>51</sup> Act, Section 337.401(7)(b)(2), *Florida Statutes* (2017).

<sup>52</sup> *Id.*

<sup>53</sup> *Id.*

<sup>54</sup> *Kuvin v. City of Coral Gables*, 45 So. 3d 836, 842-844 (Fla. 3d DCA 2010), *withdrawing and superseding opinion on reh’g en banc*, 62 So.3d 625 (Fla. 3d DCA 2010).



concealment. Finally, they may be, upon a proper showing, waived by the authority. Taken as a whole, the Act avoids industry's concern over "unreasonable, vague, and subjective aesthetic restrictions that are applied discriminatorily to small cell facilities, but not to the facilities of other entities using the ROW in a like manner."<sup>55</sup> It is also important to note that these requirements are part and parcel of Florida's industry-backed bill, and "objective design standards" have been included in at least one other state's wireless siting legislation.<sup>56</sup>

In response to local concerns and stealth requirements, cities and counties have worked cooperatively with industry to develop small cell facility designs that better fit in with the surrounding environments, while still providing carriers the coverage and capacity they need. For example, the Downtown Cleveland Alliance and its City Advocates Program partnered with Crown Castle to wrap small cell equipment facilities with vinyl reproductions of art designs submitted by local artists.<sup>57</sup>

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<sup>55</sup> Comments of AT&T, at 3.

<sup>56</sup> Legislation in both Arizona and Rhode Island includes "objective design standards." Also, courts have upheld the enforcement of aesthetic concerning when reviewing applications to install wireless facilities on utility poles. *See, T-Mobile West LLC v. City & Cnty. Of San Francisco*, 3 Cal.App.5<sup>th</sup> 334 (2016), *review granted*, 2016 WL 7436414 (December 21, 2016).

<sup>57</sup> *Crown Castle Art Box Installation*, Downtown Cleveland Alliance (July 21, 2016), <http://www.downtowncleveland.com/news/july-2016/crown-castle-art-box-instillation>





In Florida, T-Mobile has worked with local governments to site its newly developed “cobra head” street light small cell collocation that incorporates barely visible wireless antennas, cabling and fiber located within the pole, and fiber backhaul installed underground.



If the FCC eliminates or preempts local authority to address aesthetic concerns and design standards, the industry will simply have no incentive to improve archaic technology or to develop innovative ways of blending infrastructure into the surrounding environment. The Florida Coalition urges the Commission to avoid taking any action that could disrupt this local government/industry cooperative practice.

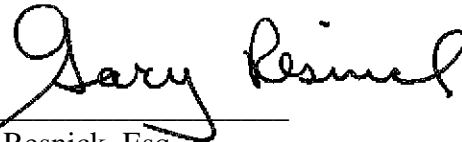
## **Conclusion**

The Florida Coalition appreciates the opportunity to submit these Reply Comments. The Florida Coalition shares the Commission's goal of ensuring that residents, visitors, businesses and governments enjoy the benefit of advanced communications services and that regulatory policies support such advances in technology. The concerns raised in both the Wireless and Wireline NPRM/NOIs that local governments are hindering such goals, are not well founded.

Further, the possible regulations discussed by the Commission and in various comment by the industry have already been addressed in legislation recently adopted by many states. Florida's newly enacted Advanced Wireless Infrastructure Deployment Act was supported wholeheartedly by both wireless communications carriers and infrastructure industries and addresses all of the actions discussed for possible regulation by the Commission in these proceedings. Local governments, with industry input, are committing substantial resources to adopt code provisions to implement this new legislation. The Florida Coalition submits that further preemption or restriction on local authority by the Commission would only serve to create uncertainty and unpredictability with respect to appropriate regulation and processing of applications to site such infrastructure. For the foregoing reasons, the Florida Coalition urges the Commission to refrain from adopting regulations addressing how local governments process applications and regulate access to the public rights-of-way for broadband infrastructure.

**Respectfully submitted,**

**FLORIDA COALITION OF  
LOCAL GOVERNMENTS**



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ATTACHMENT A

CITY OF CORAL  
GABLES



## A BRIEF HISTORY OF CORAL GABLES

In 1893, the Chicago World's Columbian Exposition was held to commemorate the 400th anniversary of Columbus' discovery of America. Prominent architects from around the country were invited to design pavilions that would reflect the status America had achieved as a preeminent industrial nation. It was during this exhibition that the idea of a City Beautiful was to emerge, an idea which would define new communities and would avoid previous mistakes that had led to urban sprawl. It was in this context that the City of Coral Gables was conceived by a transplanted New Englander, George E. Merrick.

In 1898 a Congregational Minister from Massachusetts, the Reverend Solomon Merrick, brought his young son George and the rest of his family to South Florida. The Reverend Merrick sought the restorative effects of the good weather, and invested his fortune in a 160 acre plantation southwest of Miami where he planted vegetable and citrus groves. As the eldest son, young George was called upon to assist his father in the business of the plantation. One of his chores, perhaps his favorite, was to bicycle down to the Royal Palm Hotel (built by Henry Flagler) and sell his fresh produce. Here Merrick witnessed the natural beauty of the tropical landscape, and must have sensed the enormous potential for its growth.

The Reverend Merrick sent his son George off to college to study law, but his studies were abruptly cut short when, in 1910, he was called home upon the death of his father. Merrick took over the business of running the plantation, but it soon became clear that his greatest interest lay not in agriculture, but in creating a community that would influence ideas about conscientious city planning for decades to come.

Merrick began amassing land around the nucleus of his father's plantation, and by 1920 had expanded his land holdings to 1,600 acres. Merrick, having by now been involved in the promotion and sale of at least fifteen subdivisions in and around the City of Miami, was well versed in the anatomy of ideal city planning. The stage was set.

In order to create the premiere example of a City Beautiful, Merrick assembled around him a team of professionals whose combined vision would shape the character of his new city. They included Walter DeGarmo, the first registered architect in the State of Florida; Phineas Paist, who had initially come to Florida at the request of F. Burrall Hoffman, the architect of James Deering estate, Viscaya; H. George Fink, Merrick's cousin and a noteworthy architect; and Denman Fink, Merrick's uncle and an accomplished painter and illustrator. Frank Button, fresh from his success in the nationally acclaimed development of Lincoln Park in Chicago, headed the landscape department for the Coral Gables Corporation. The team was careful in planning the city to maximize the potential that is intrinsically part of the tropical environment. They laid out broad sweeping boulevards with grand vistas and tree-lined streets, artful plazas with fountains that invited visitors to linger and Mediterranean-inspired homes that conveyed a quality of centuries-old permanence.

The developers of the City Beautiful provided every amenity for its citizens, placing great emphasis on the creation of a quality of life as well as a beautiful physical environment.

The Coral Gables Corporation donated land for the City's first church and first library (operated by the Coral Gables Woman's Club), and the acreage necessary to provide for the genesis of the University of Miami. Schools were built, and a great auditorium called the Miami Coliseum was constructed on Douglas Road to serve the cultural needs of the Greater Miami area. Coral Gables became a multi-dimensional community with no rival.

Homes built for modest incomes were built alongside grand palazzos, producing a truly democratic development. With the establishment of the position of Supervising Architect, all plans for new construction were scrutinized by master architect Phineas Paist. Great care was taken to avoid a cookie cutter approach to design, through manipulation of plan and variation of ornament. Even today the Zoning Code does not allow buildings to have any two elements alike, continuing a time-honored tradition.

The City of Coral Gables was constructed in a meteoric frenzy in a little over five years. Millions of dollars were exchanged; property values escalated exponentially and prosperity seemed never ending. But the end came abruptly.

By the end of 1927 virtually all new construction had ceased, and the inflation of land values with unsecured funds had taken its toll on the development. The dire financial straits were compounded by the national economic market and an inability to procure construction supplies for the glut of unfinished projects. George Merrick, the idealist, poet and educator, lost everything. The City, however, was able to make good its debts and become solvent again in record time.

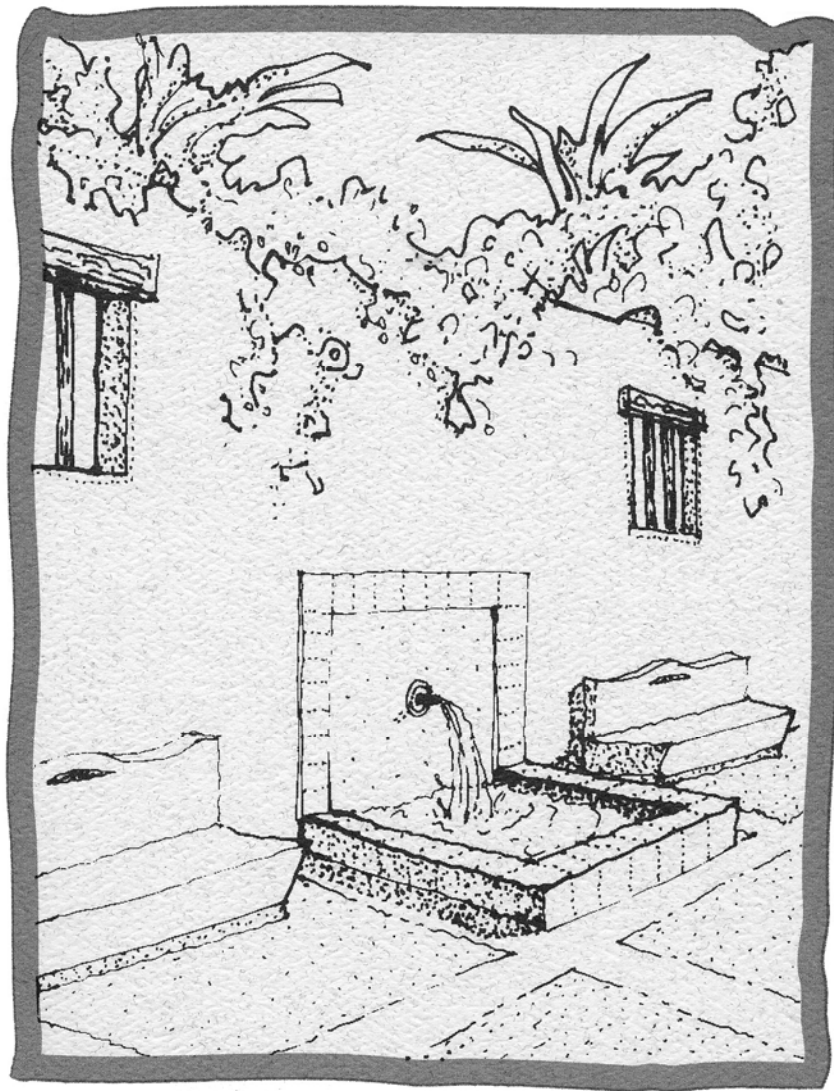
Merrick's original master plan for Coral Gables called for international residential villages that would highlight various architectural styles from around the world. All the homes in a particular village would have the distinct style of that nation. However, only a small number of villages were built before the real estate boom collapsed. They include the Florida Pioneer Village (sometimes called the Southern Colonial Village), located on Santa Maria Street; the French 18th Century Village (or French City Village) located on the 1000 block of Hardee Road; the Chinese Village South of U.S. 1 on Riviera Drive; the French Normandy Village on LeJeune Road at Viscaya Avenue; the Dutch South African Village on LeJeune Road at Maya Avenue; and the French Country Village in the 500 block of Hardee Road.

The city Merrick created stands apart from all others in the area. The design genius that produced such buildings as the Biltmore Hotel, City Hall, the Coral Gables Congregational Church, the Villages and the scores of fine residential properties serves as a testament to the insightful nature of these men of vision. The quality of the City's architecture, the public amenities available, and the gracious lifestyle experienced by residents of Coral Gables have caused it to become the most sought after real estate in the country.



# *Preserving Our Past:*

## A Guide to Historic Preservation in Coral Gables



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# **I. INTRODUCTION:**

## **THE HISTORIC PRESERVATION PROGRAM IN THE CITY OF CORAL GABLES**

**T**he City of Coral Gables, Florida, has provided for the identification and protection of its unique heritage through the enactment of a Historic Preservation ordinance. The City's Historic Preservation Department which administers the program has as its primary goal the preservation of structures, sites, objects, and districts within the City of Coral Gables which reflect architectural, historical, and or cultural significance. This goal is accomplished through the Local Historic Landmark and Local Historic District designation program and through listing in the National Register of Historic Places.

### **CORAL GABLES HISTORIC PRESERVATION ORDINANCE**

The City of Coral Gables adopted its first Historic Preservation ordinance in 1973 in response to the community's growing concern for safeguarding its irreplaceable historic resources. In 1984, a revised and expanded Historic Preservation ordinance was enacted by the City Commission and made a part of the City Code. This revised ordinance added further protective provisions and established the Historic Preservation Board. In 1990 certain sections were added which included the process for National Register Nomination review and a list of definitions. Further, the description of who may apply for local historic designation was broadened, and the requirements for the deposition of the site following demolition of a historic landmark were amended.

The Historic Preservation ordinance was moved from the City Code to the Zoning Code in 2003 and its language updated. Provisions were introduced for the demolition of any property within the boundaries of the City of Coral Gables, for violations, and for the Historic Preservation Board to grant variances. In 2007, with the adoption of the Zoning Code revision, the Historic Preservation ordinance was strengthened and expanded to include ad valorem tax relief for certain historically designated commercial properties. Additionally a section was added addressing demolition by neglect.

### **THE HISTORICAL RESOURCES DEPARTMENT**

The Historical Resources Department and the Historic Preservation Board are responsible for identifying significant properties for listing in the local and national historic registers and for reviewing modifications, additions, and alterations to locally designated properties. Further, the Historical Resources Department initiates grant proposal which compete for state and federal monies to help fund local preservation projects, and is active in preservation education within the community.

### **THE HISTORIC PRESERVATION BOARD**

The Preservation Board is a quasi-judicial body composed of nine members, with seven members appointed by the City Commission and one member appointed by the City Manager. Those members select an additional member, who is confirmed by the City Commission. Members of the Historic Preservation Board are required to be residents of Coral Gables for at least five years prior to their appointment. The members serve without compensation for a two-year term. The six appointments made by the City Commission and the City Manager must include at least a registered architect; an historian or architectural historian; a certified city planner or registered landscape architect; a professional in the field of real estate, development or licensed general contractor; a certified public accountant or an executive with a financial institution; and an attorney. Special advisors may be appointed by the City Commission upon recommendation by the Historic Preservation Board.

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## **II. THE CORAL GABLES REGISTER OF HISTORICAL PLACES**

### **DEFINITION:**

The Coral Gables Register of Historic Places is a listing of locally designated buildings and districts significant to Coral Gables' history.

### **PROCESS:**

Proposals for designation of potential historic landmarks may be submitted to the Historical Resources Department by any citizen who provides information which illustrates that the property meets the established criteria for listing. The Historic Preservation Board then conducts a public hearing to determine whether or not the property possesses sufficient historical, cultural, aesthetic or architectural significance to qualify for listing in the Coral Gables Register. Initially, the property must be at least fifty (50) years old or older to qualify for listing. The property may be considered significant if it can be associated with persons or events which have made an impact on our community, or if the property is deemed to possess architectural distinction. If the Board votes in favor of the historic designation, an ordinance is enacted which designates the property as a local historic landmark and lists it in the Coral Gables Register of Historic Places). For each of the public hearings the property owner is notified and encouraged to attend.

### **EFFECTS OF LISTING IN THE CORAL GABLES REGISTER OF HISTORIC PLACES:**

Listing in the Coral Gables Register recognizes the importance of historic resources to our community. In order to insure their protection and encourage their preservation by private owners, the administrative processing of building permits is also referred to the Historical Resources Department for the following:

#### **1. Certificates of Appropriateness**

Properties listed in the Coral Gables Register are subject to either Historic Preservation Board review or Historic Preservation Division staff review before building permits may be issued for exterior alterations. This process occurs as a result of an application for a "Certificate of Appropriateness".

#### **2. Variances from the Zoning Code**

The City of Coral Gables recognizes that many of the older, significant properties were constructed prior to the enactment of some of the provisions in the Zoning Code and; therefore, are frequently in noncompliance with the provisions of the Code. As a result, many times when owners wish to make additions or modifications to their properties, they find that variances from the Zoning Code are necessary in order to maintain the distinctiveness of the setting and architecture.

The Historic Preservation Board may grant variances in order to insure the architectural continuity of a historic property. This process may occur when an owner applies for a "Special Certificate of Appropriateness".

#### **3. Local Tax Incentives**

A property may be eligible for ad valorem tax incentives from both that portion of the taxes levied by Metropolitan Miami-Dade County, and the City of Coral Gables. The incentive provides for ad valorem taxes to be frozen at the rate paid prior to any improvements for ten (10) years.

Owners of properties which are listed in the Coral Gables Register (or National Register) either individually, or that contribute to the significance of a historic district are eligible to apply.

Owners must accomplish the improvements in accordance with the "Secretary of the Interior's Standards for Rehabilitation" and enter into a covenant with the City of Coral Gables and Miami-Dade County stipulating that they will maintain those improvements for the duration of the exemption period.

(Further information and sample application form for the tax exemption described is contained elsewhere in this manual).

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# **FREQUENTLY ASKED QUESTIONS ABOUT THE HISTORIC PRESERVATION PROGRAM IN CORAL GABLES**

## **What is historic preservation?**

Historic preservation encompasses a wide range of activities. It may include the identification, evaluation, recordation, documentation, containing, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of properties (individually or collectively) that are deemed significant to our history, and which warrant special measures for their protection.

## **When did the City of Coral Gables first enact legislation to address historic preservation in the community?**

In 1973, the city became the first in Dade County to enact legislation, which addressed the community's interest in preserving its historic resources.

## **What does the historic preservation program in Coral Gables consist of?**

The City of Coral Gables has employed professional staff to administer its program of identification, documentation and evaluation of historic properties. The City Commission and City Manager appoint a Historic Preservation Board composed of nine citizens who make judgments regarding the designation, protection, restoration, and rehabilitation of significant properties.

## **What is local historic designation?**

Local historic designation is a process of public hearings through which properties significant to the community are nominated to the Coral Gables Register of Historic Places.

## **What makes a property or district significant?**

Generally the property must be at least fifty (50) years old, and possess architectural, aesthetic or historical value. That value is judged by an association with events that have taken place over the course of time; association with a person(s) who has made contributions to our history; is the work of a master or expresses architectural distinction; and yielded or is likely to yield information about our history or prehistory (i.e. archaeological significance.)

## **Who may enact a historic landmark designation?**

Any person who has specific information about the significance of a property may nominate it for listing. The Historic Preservation Board has the final authority.

## **What are the benefits of local historic designation?**

The City encourages historic preservation in order to strengthen the economy of the city by stabilizing and enhancing property values in historic areas. Designation may assist a property owner to become eligible for certain Federal tax incentives (e.g. easements; investment tax credits), or become eligible to compete for Federal or State grant funds. Local tax incentives may be applied for improvements and if approved, provide a ten (10) year freeze on the value of those improvements made to local historic properties. Further, the Historic Preservation Board may consider that the provisions of the "Zoning Code" be varied, and/or recommend to the City Commission that transfer of development rights be granted; and that amendments to the Zoning and Building Codes be made in order to further the interests of historic preservation.

## **What restrictions will apply if my property is designated?**

Any work done to the exterior of the property which requires a building permit (e.g. alterations, additions, modifications) will be reviewed by the Historic Preservation office to determine the degree of impact to the existing architecture of the property. If the work is considered to be "minor" in character (e.g. re-roofing, painting; repairs in-kind,) the matter may be handed administratively by Staff. If the work is considered to have "substantial" impact (e.g. an addition, a demolition, a major exterior remodeling), the matter will be referred to the Historic Preservation Board and scheduled for a public hearing.

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**Doesn't historic designation complicate and delay the issuance of building permits for my property, and make the process more costly?**

Building permit requests for designated properties are first sent to the Historic Preservation office for review. The staff helps to liaison with the Building and Zoning Department and keeps in contact throughout the process so that matters are facilitated rather than made more complicated. There are no additional fees because of the historic status of the property.

**Will historic designation prevent me from making repairs or changes to my home that I wish to make?**

Changes to a historic property are allowed, and are judged for their compatibility with the existing architecture. For example, an addition may be approved if it is located on a secondary facade or does not appreciably change the character of the existing architecture.

**Does local historic landmark designation increase the amount of assessed property taxes?**

No. Properties listed in the Coral Gables Register of Historic Places are not subject to increased property taxes solely because of their designation.

**Are there any local "tax breaks" given when a property is locally designated?**

If improvements to a historic property are made and approved through the Certificate of Appropriateness review process, the owner may apply for local tax incentives. Both Miami-Dade County and the City of Coral Gables have enacted legislation which allows the ad valorem portion of taxes for the value of the improvements only to be exempted for a period of ten (10) years.

**Does local historic landmark designation enhance the value of the property?**

National trends have shown that property value have increased because of historic designation programs. The reasons for that effect are difficult to isolate. For residential areas in particular, buyers have appreciated the unique and special character of the properties, and have perceived the protective measure afforded by local historic designation as a means to ensure the stability of that community.

**How long does local historic landmark designation last?**

The designation remains in the effect as long as the property exists, or until such time as the property is so irreversibly altered that it no longer possessed those qualities which originally contributed to its significant.

**What is a Certificate of Appropriateness?**

A Certificate of Appropriateness (COA) verifies that the specified work on the local historic landmark or property located within a historic district has been approved and is consistent with the Secretary of the Interiors Guidelines for Rehabilitation. A COA is required before most exterior work begins, before a building permit can be issued, and before any variance can be granted. Some proposals that are considered to be maintenance do not require COA review.

**By what criteria are design changes evaluated?**

National guidelines titled the Secretary of the Interiors Standards for Rehabilitation are used to evaluate the appropriate request. A Certificate of Appropriateness (COA) is then issued for all approved design proposals.

**What is a historic district?**

A historic district is a geographically defined area possessing a significant concentration, linkage or continuity of landmarks, improvements, or landscape features united by historic events or aesthetically by plan or physical development.

**Is the interior remodeling of a designated historic structure subject to this review?**

No, not unless ad valorem tax relief is requested for the impact of the interior. There are a few examples of public spaces which are specifically identified as having extraordinary character (e.g. the Biltmore Hotel lobby and tower suites), which the review requirement does apply.

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### **III. THE NATIONAL REGISTER OF HISTORIC PLACES (FROM 36 CFR CH I, PART 60)**

#### **DEFINITION:**

The National Register of Historic Places is an authoritative guide to the nation's historic resources, including buildings, structures, objects, sites, and monuments which are fifty (50) years old or older and deemed to merit special recognition and preservation. The National Register was designed to be and is administered as a planning tool. The National Register Program is administered by the National Register Division, office of Archaeology and Historic Preservation. National Park Service, Department of the Interior had its beginning in the Historic Sites Act of 1935, and later expanded under the National Historic Preservation Act of 1966 as amended.

#### **CRITERIA FOR EVALUATION:**

The following criteria is used in evaluating properties for nomination to the National Register, and for evaluating National Register eligibility: the quality of significance in American history, architecture, archaeology, engineering, and culture present in the districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. that are associated with the lives of persons significant in our past; or
- c. that embody the distinctive characteristics of a type, period, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. that have yielded, or may be likely to yield, information important in prehistory or history.

#### **Exceptions:**

Ordinarily, cemeteries, birthplaces or graves of historical figures, properties owned by religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the fifty (50) years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance: or
- g. a property achieving significance within the past fifty (50) years if it is of exceptional importance.

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### **NOMINATION PROCESS:**

Nomination of a property or district to the National Register of Historic Places may be made by an individual or group who completes an official National Register nomination form. The nomination is first reviewed by the Historic Preservation Board of the City of Coral Gables for properties within its jurisdiction. The National Register nomination is then forwarded to the Division of Historical Resource, Bureau of Historic Preservation in Tallahassee, Florida National Register Review Board. Following that review, the nomination is sent to the National Register Division office in Washington, D.C. where the final decision regarding listing is made.

### **EFFECTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES:**

Listing in the National Register recognizes the unique qualities of a property, and immeasurably assist in promotional efforts. Further, National Register listing offers some economic incentive and limited protection to the property:

1. Depreciable properties (i.e. income-producing, commercial or residential rental properties) listed in the National Register may be eligible for Federal tax incentives originally established in 1981. A 20% Investment Tax Credit is available for the “substantial rehabilitation” of a property. Rehabilitation work must be accomplished using the “Secretary of the Interior’s Standards for Rehabilitation.”
2. “Section 106” of the National Historic Preservation Act of 1966 requires that agencies allow the Advisory Council on Historic Preservation to comment on all federally-funded projects which would affect properties listed in, or eligible for listing in, the National Register.
3. Many Florida statutes require that consideration of project impacts be made for “historically significant properties” (i.e. listed, or meeting the criteria of eligibility for listing in the National Register), in order to mitigate any adverse impact to those properties. The Division of Historical Resources, Bureau of Historic Preservation in Tallahassee, Florida makes such evaluations for other State agencies and local governments.



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## IV. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

**T**he Standards for Rehabilitation were initially developed to determine if proposed rehabilitation projects using Historic Preservation Fund grants from the National Park Services were respectful of historic architecture. Since 1976, their most prevalent use has been to determine the appropriateness of proposed changes to National Register buildings whose owners wish to take advantage of federal tax incentives for rehabilitation. The owner must submit documentation to the state historic preservation office about the proposed changes and about the status of the building-whether it is in or eligible for listing in the National Register. If the state approves the proposed work, it is submitted to the National Park Service for final review and approval. After the work is completed, the owner must document that the rehabilitation was carried out as proposed. Upon receipt and review of that documentation by the National Park Service, the owner is issued a letter of compliance, which is submitted along with financial information to the Internal Revenue Service in order to obtain the tax credits.

The Standards for Rehabilitation provided broad directions for the design of rehabilitation projects. The U.S. Department of the Interior/National Park Service also issue Guidelines for Rehabilitating Historic Buildings, which provide more detailed directions on how to approach a preservation project. Both the Standard and Guidelines are performance-based recommendations rather than proscriptive specifications for the treatment of historic fabric and context.

The Secretary of the Interior's Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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## IV. LAS NORMAS DE REHABILITACION DEL SECRETARIO DEL INTERIOR

**E**l secretario del Interior es responsable para el establecimiento de todo programa de preservación bajo la autoridad del Departamento del Interior y para el aconsejo a agencias Federales que se relacionan con la preservación de propiedades históricas que están nombradas o son elegibles para estar nombradas en el Registro Nacional de Sitios Históricos.

Las Normas de Rehabilitación, sección de Las Normas para Proyectos de Preservación Histórica del Secretario del Interior, se dirigen a los tratamientos más prevalentes en preservación hoy en día: la rehabilitación. La rehabilitación se define como el proceso de restaurar una propiedad a su estado de utilidad; a través de reparación o alteración; que hace posible un use eficiente y contemporáneo mientras que se preserva aquellas porciones o elementos de la propiedad que tienen valor histórico, arquitectónico, y cultural.

Las Normas siguientes fueron publicadas originalmente en 1977 y modificadas en 1990 como parte de las regulaciones del Departamento del Interior (36 CFR Sección 67, Certificaciones de Preservación Históricas). Las Normas se aplican edificios históricos de todo tipo de material, construcción, tamaño y uso, considerando tanto el exterior como el interior de edificios históricos. Las Normas también consideran elementos de paisaje y el sitio y entorno del edificio, así como toda construcción nueva, contigua o añadida. Las Normas se aplicarán a rehabilitaciones específicas en una manera razonable, teniendo en cuenta consideraciones económicas y habilidad técnica.

1. Toda propiedad deberá usarse de acuerdo con su propósito histórico o deberá adquirir un nuevo uso que requiera alteraciones mínimas de las características que definen el edificio, así como su sitio y entorno.
2. El carácter histórico de toda propiedad deberá mantenerse y preservarse. No deberán extraerse materiales históricos ni alterarse elementos o espacios que caracterizen la propiedad.
3. Toda propiedad deberá reconocerse como documento material de su tiempo, lugar, y uso. Cualquier cambio que cree un falso sentido de desarrollo histórico, tal como añadir elementos basados en conjeturas, o bien elementos arquitectónicos provenientes de otros edificios, deberá evitarse.
4. La mayoría de las propiedades se alteran con el paso del tiempo; aquellas alteraciones que hayan adquirido un valor histórico deberán mantenerse y preservarse.
5. Se conservarán los elementos característicos, acabados y técnicas de construcción o ejemplos de artesanía que den carácter a un edificio histórico.
6. Todo elemento histórico en estado de deterioro deberá repararse en vez de sustituirse. Cuando la severidad de la deterioración requiera la sustitución de un elemento característico, el nuevo elemento deberá parecerse al anterior en diseño, color, textura, así como otras cualidades visuales y, cuando sea posible, materiales. Las sustituciones de elementos ausentes deberán basarse en pruebas documentales, materiales, o gráficas.
7. Se evitarán tratamientos químicos o físicos tales como el uso de arena a presión, que dañan los materiales históricos. La limpieza de superficies de edificios históricos deberá llevarse a cabo con las medidas más suaves posibles.
8. Se protegerán y preservarán los sitios arqueológicos que sean afectados por un proyecto. Si tales sitios se deben afectar, deberán tomarse medidas mitigantes.
9. Todo añadido, alteración del exterior o nueva construcción no deberá destruir materiales históricos que den valor a la propiedad. La nueva construcción se deberá distinguir de la existente y será compatible con el volumen, tamaño, escala, y elementos arquitectónicos para proteger la integridad histórica de la propiedad y su entorno.
10. Todo añadido y construcción nueva o contigua serán ejecutados en tal manera que si se extrajese en el futuro, la forma esencial y la integridad de la propiedad histórica y su entorno no se verán afectados.

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## STANDARD #1

The property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.



*Historic building: original use*

A building may be adapted for a new use, **if** the modifications do not destroy significant “character defining” elements. In this case, the conversion of an office to a bank requires little alteration to the exterior of the building, and therefore meets the intent of this standard.

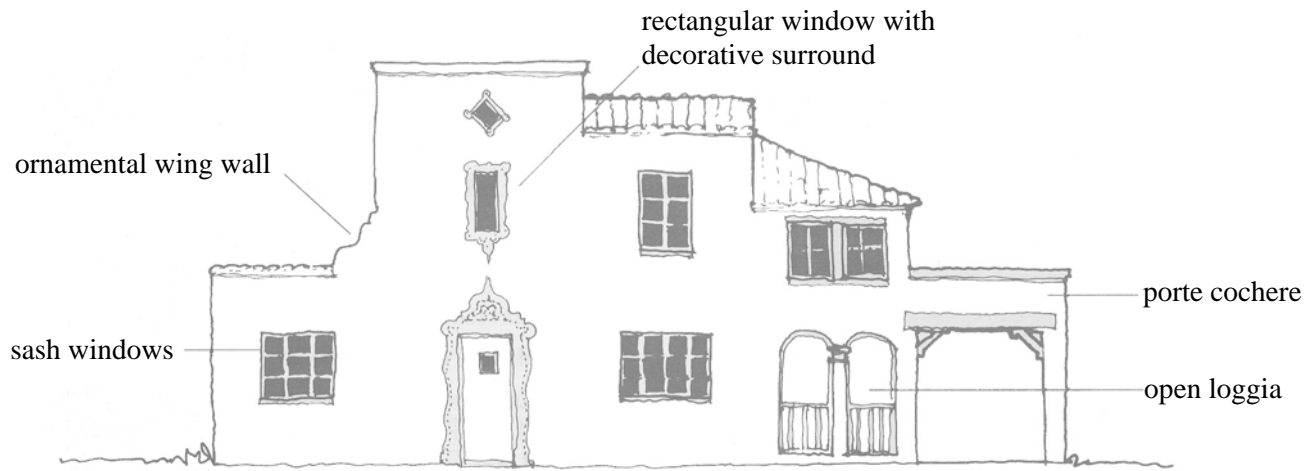


*New use illustrating compliance*

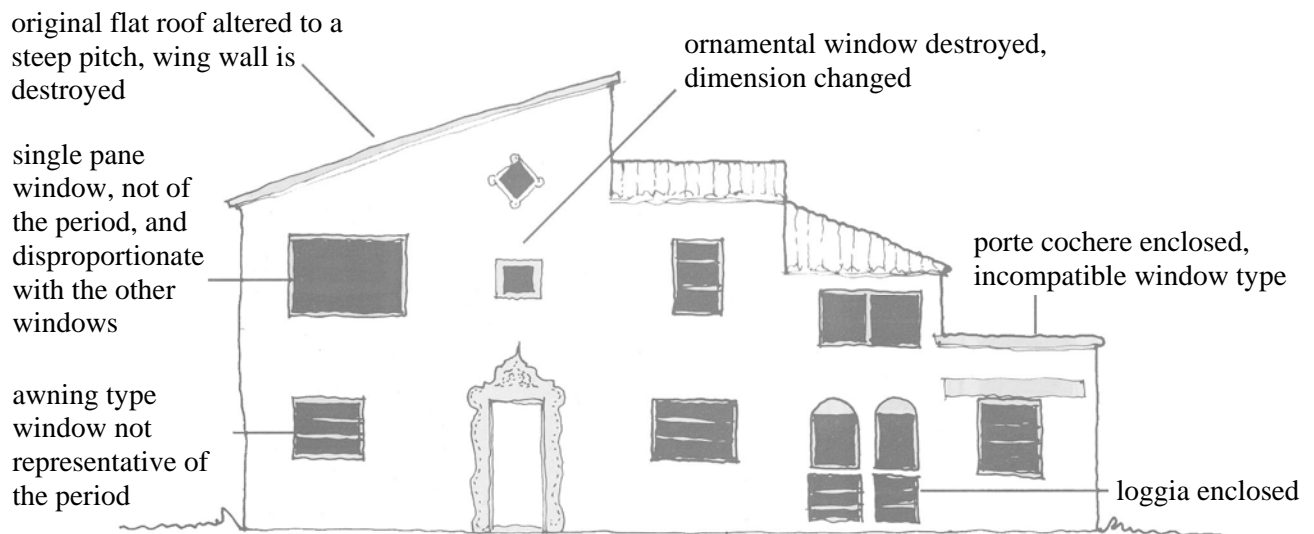
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## STANDARD #2

The historic character of a property shall be preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.



*Historic building before alterations*



*Historic building after alterations - illustrating non-compliance*

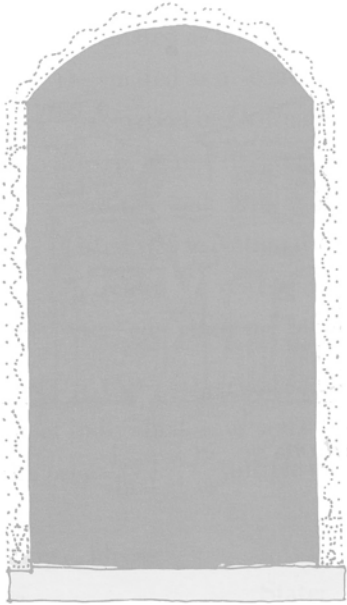
The complexity of the roof slopes and the one and story elements create the character of this residence. The addition of another story over the one-story bay, and the alteration of the original roof pitch do irreparable damage. Further, windows are of critical importance in defining the period's character and should be maintained.

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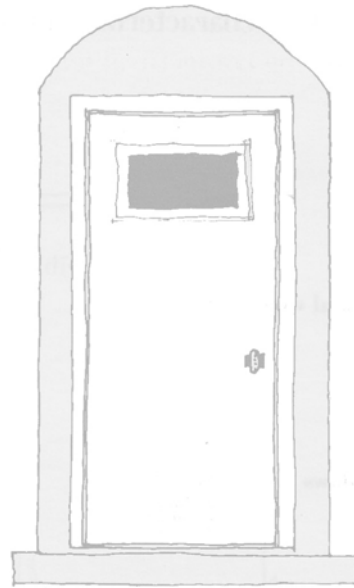
## STANDARD #2

### CHARACTER DEFINING FEATURES

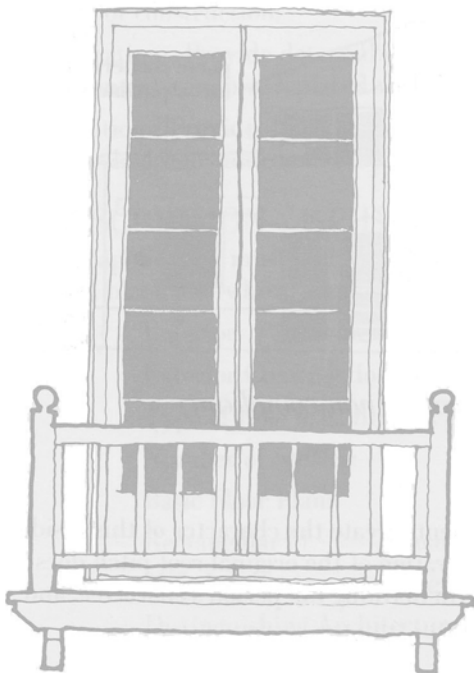
Special care should be taken to identify those important character-defining elements, so that they will not be negatively impacted in a rehabilitation effort.



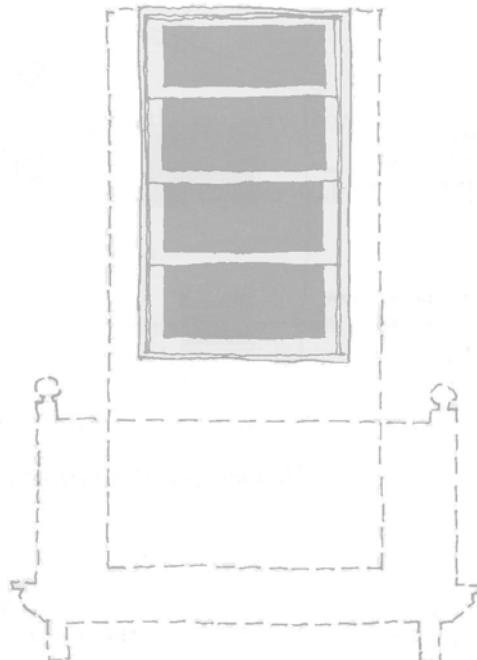
*Original opening onto a porch*



*After its enclosure, the space now “reads” as a solid. Further, the door selected does not in any way reflect the “flavor” of the architecture*



*Original French doors leading onto a balcony*



*After balcony removed, the doors replaced with a single jalousie window. The shape, proportion, and effect of the original element is lost.*

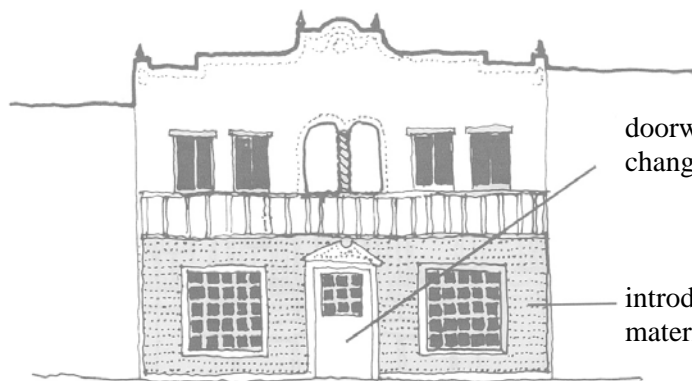
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## STANDARD #3

Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.



*Historic building before alteration*



doorway dimensions and detail  
changed to convey a colonial style

introduction of a new facing  
material

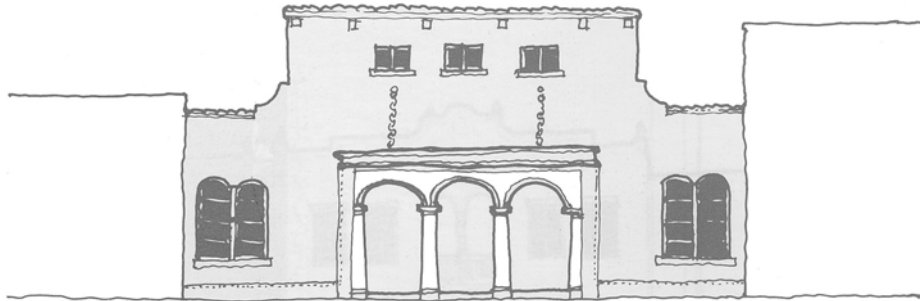
*Historic building after alteration  
(illustrating non-compliance)*

Over the course of some time, some “character-defining” features of the original architecture may have been lost. In rehabilitation, the most desirable approach is to recreate the lost elements **if** adequate historical, pictorial, or physical documentation exists. Elements from another period or style that create a false historical impression; or **elements that are added to make that architecture “better”** are not acceptable approaches.

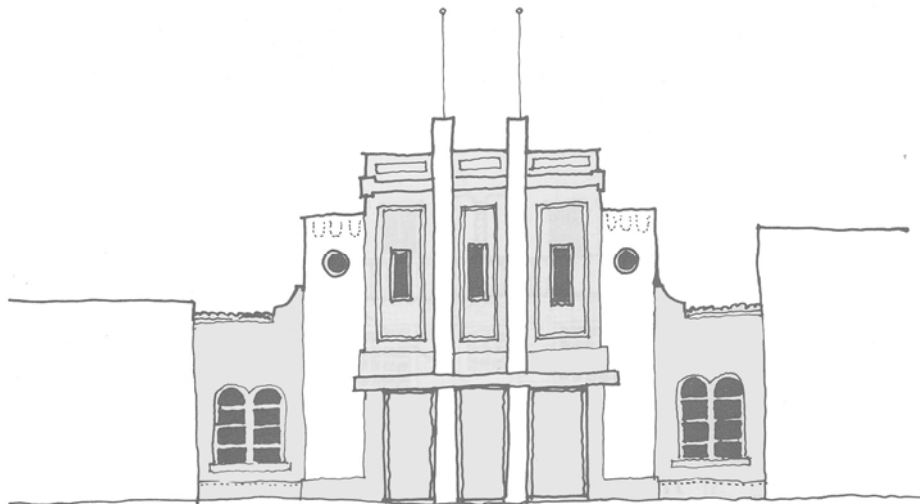
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## STANDARD #4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.



*Historic building constructed in 1923*



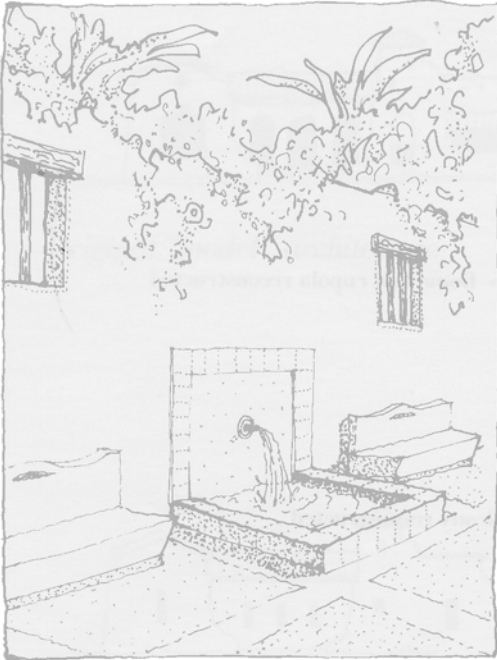
*Remodeling occurred in 1935*

In rehabilitation, changes which are a part of the historic life of a building [i.e. which were made over fifty (50) years ago] are respected, and become the character-defining” elements of the architecture

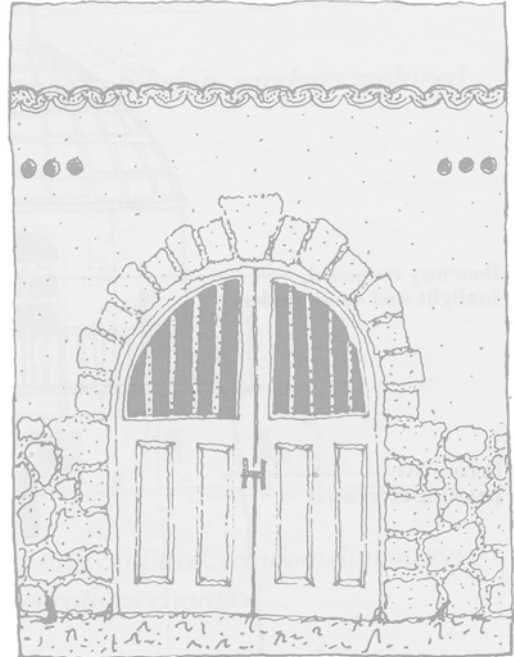
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## STANDARD #5

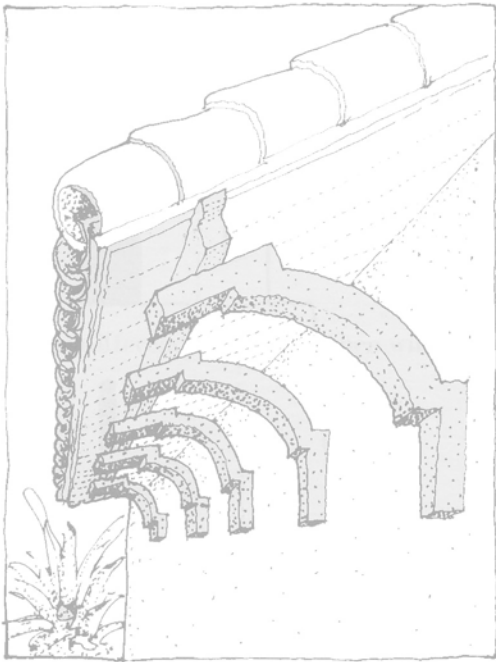
Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.



*Example 1*  
*Wall fountain with ceramic tile border; masonry benches*



*Example 2*  
*Basic wall construction coral rock and stucco;*  
*(a) coral rock voussoirs/keystone*  
*(b) barrel tile roof*  
*(c) clay vents*  
*(d) double –leafed wooden doors with turned wooden spindles*



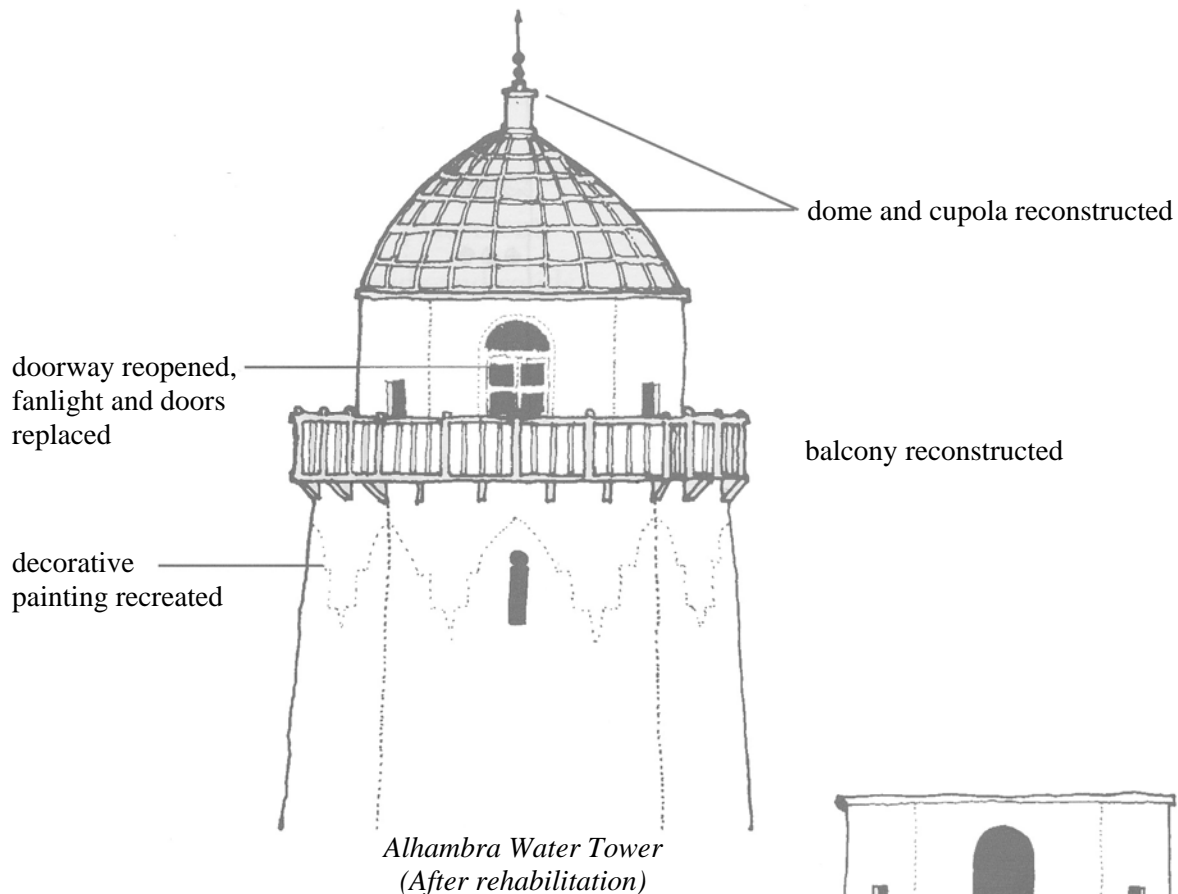
*Example 3*  
*Carved wooden brackets supporting a tile roof eave*



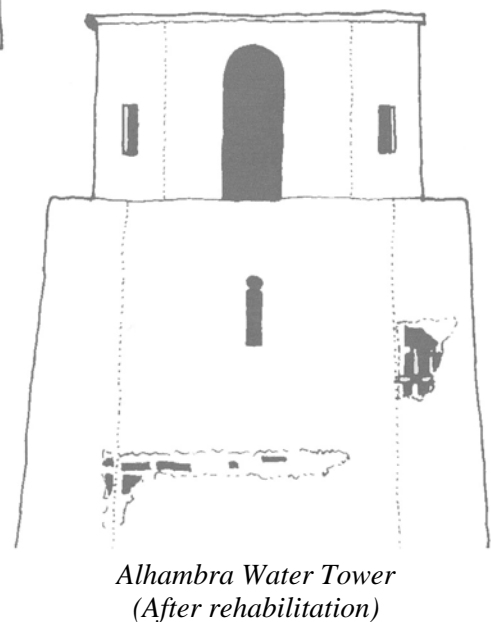
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## STANDARD #6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



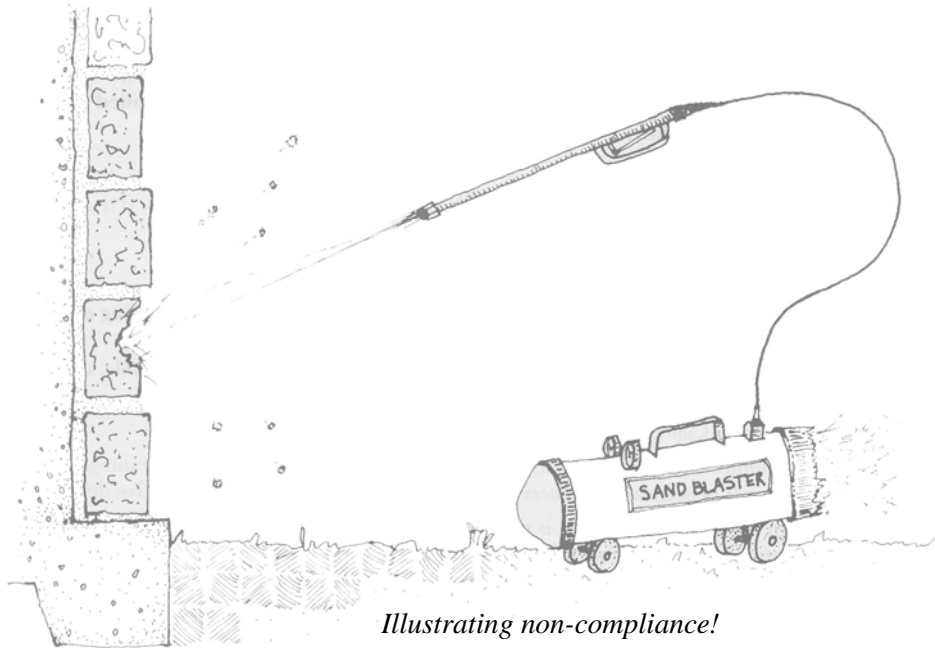
After more than sixty (60) years of exposure to the elements (including the 1926 hurricane), the Alhambra Water Tower suffered the loss of its lower balustrade and decorative painting. The upper balcony and ribs of the dome were in serious disrepair. Further, doorways and "keyhole" windows had been blocked in sometime during the past. Given the degree of deterioration of the dome and upper balcony, the decision was made to reconstruct those elements. By using vintage photographs and scrutinizing the physical evidence at the Tower itself, the City of Coral Gables' architectural Division was able to reclaim the character of this remarkable monument.



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## STANDARD #7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.



The antique “patina” achieved through age is a desirable visual quality of a historic building, and cleaning should only be undertaken when necessary to halt deterioration or remove heavy soiling.

For masonry, the gentlest means possible include low pressure water and detergents using natural brushes. Note that even water cleaning methods, if the pressure is high enough, can damage historic masonry and the mortar joints, making them susceptible to water penetration and erosion.

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## STANDARD #8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken



Significant subsurface resources may exist which should if possible, be preserved in place. If infeasible, mitigative measures would be evaluated and might include: excavation; relocation; and data recovery by means of notes, records, photographs, and drawings.

**Note: If unknown archeological resources are suspected in the project area, the site should be surveyed by professional archeologists prior to the commencement of the project.**

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## INTRODUCTION TO STANDARDS NO. 9 and 10

Standards No. 9 and No. 10 pertain exclusively to additions and related new construction, and are inextricably related to one another. The key concepts which must be applied to any design for new additions are that they:

1. Are (theoretically) removable
2. Are related to the existing in scale, materials, massing and detail
3. Are differentiated from the historic building
4. Do not destroy the detail and integrity of the historic building itself

**Keeping in mind the key concepts expressed in the standards, the following are suggested as ways to approach the design for an addition:**

1. Avoid any effect (physical or visual) to the main elevation. Whenever possible, use a secondary elevation (i.e. less visible) for the location of the new addition,
2. Provide a linkage element to connect the old and new.
3. Avoid unnecessary penetrations to the original walls so as to maintain the integrity of the historic building. If penetrations are necessary, avoid areas which feature distinctive detail.
4. Design the addition so that it is perceived as an auxiliary or satellite structure, in order that the addition not detract from the principal focus on the historic building itself.
5. **Avoid strict replication of any elements.** A subtle and acceptable way to comply with the intent of the Secretary's Standards is to "stylize" the forms. (That is, taking the literal form and emphasizing, minimizing, over or understanding and thus reinterpreting the basic form).

**The following provides some examples:**

<b>Historic Feature (literal)</b>	<b>Stylized Version (some possibilities for interpretation)</b>
1. Rectangular window with six panes	Proportionately wider window with ten panes; or proportionately narrower window with three panes
2. Round arches	Change in the curve of the arch to segmental, flat, elliptical
3. Spiral or twisted columns terminating in a capital of the classical order, (i.e. Ionic, Doric, Corinthian)	Column: Simple cylinder in form Capital: freely interpreted and derivative of the classical orders
4. Finishes: a. smooth stucco b. coursed and finished rock stucco	a. texture stucco b. random course rubble
5. Decorative moldings	New designs based on the extrapolation from the original design elements

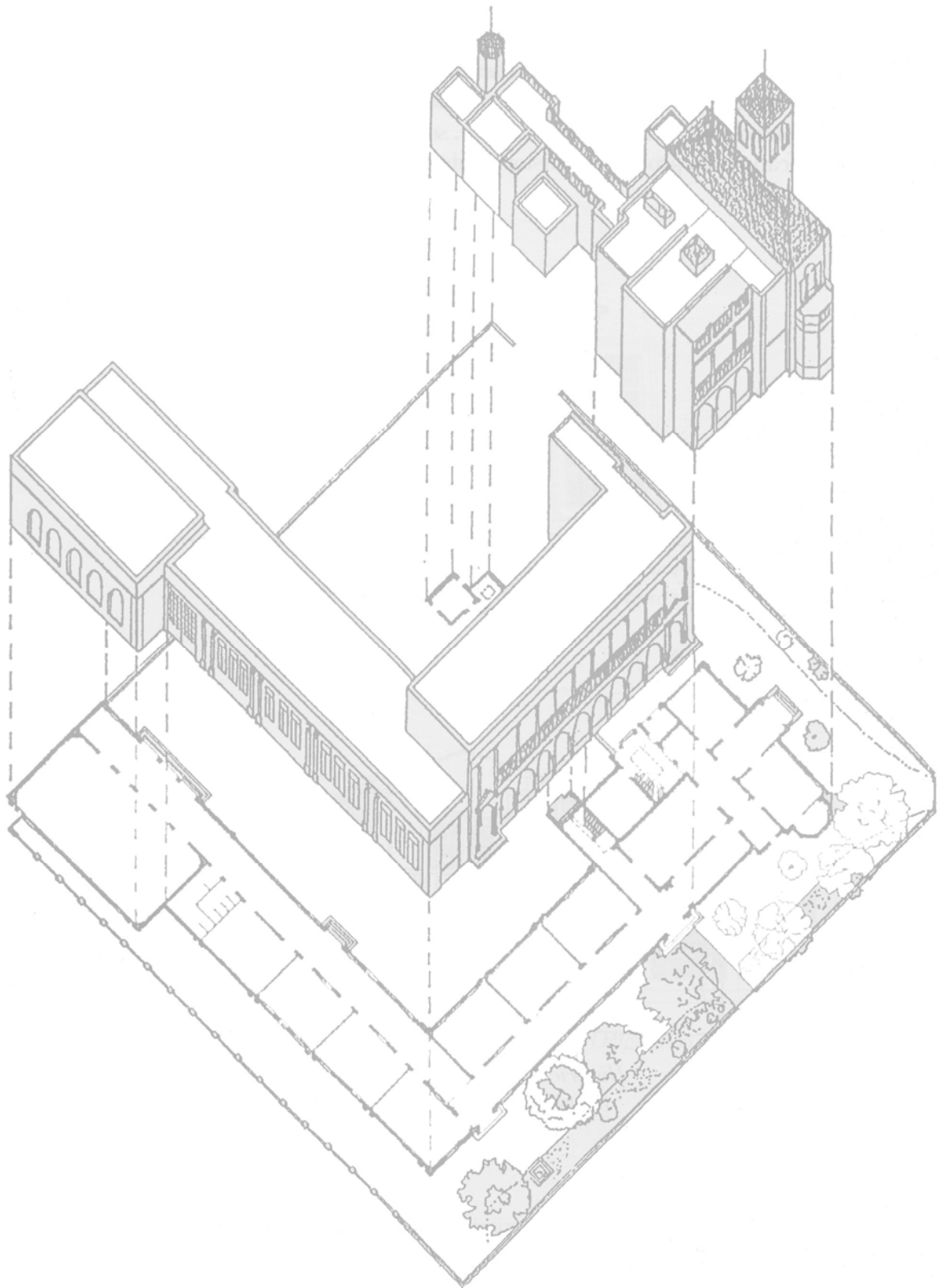
Remember that while individual elements are more easily isolated: the successful addition will make transition from old to new based on how well the new design respects the physical integrity of the historic building with regard to its scale and massing.

Massing may be defined as that particular combination of the individual building components which reflect the interior requirements on the exterior.

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# MASSING

**Expresses the relationship between exterior and interior spaces**



When referring to design for new construction, the term “massing” is frequently used. Its meaning is illustrated above.

Illustration courtesy of Silvia Ovide, architect

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## STANDARD #9

New additions, exterior alteration, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.



*Historic residence before addition*



*Historic residence after addition  
(Illustrating non-compliance)*

This “tounge-in-cheek” example exaggerates the principal of differentiation in new additions. While contemporary design for additions is an acceptable approach, it must relate (by size, scale, mass and detail) so that it is compatible with the historic architecture.

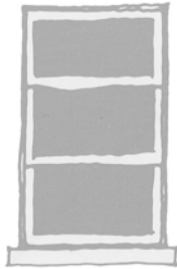
In this example, the addition uses a design vocabulary which is totally foreign to the historic architecture. Further, its massive scale and direct attachemnt to the main elevation of the original structure overwhelms, competes for attention, and destroys the integrity of the historic building.

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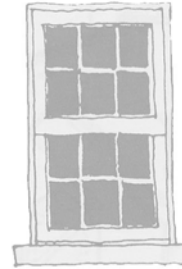
## STANDARD #9

### CHARACTER DEFINING FEATURES

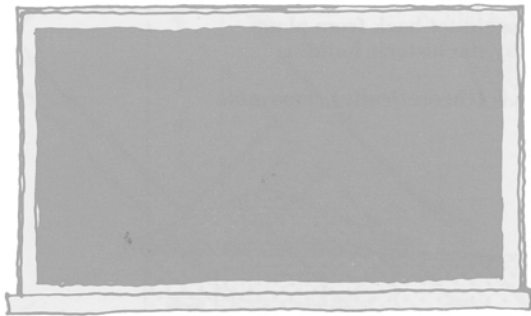
The type of windows used in “historic” architecture is especially important in defining character. Even though in some replacements the size of the aperture remains the same, the character is radically altered.



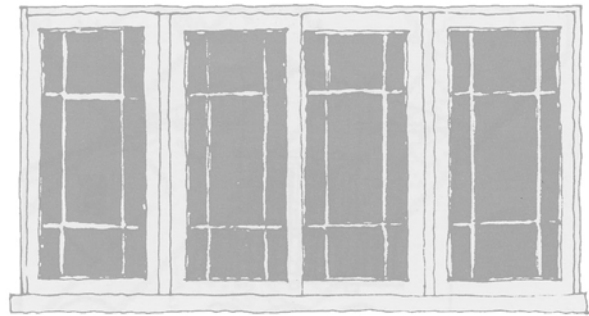
*Awning window*



*Original window type  
(double-hung sash)*



*Single pane replacement*



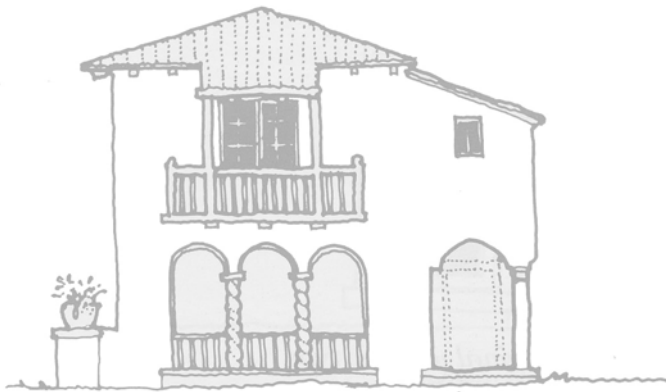
*Original casement window*

**In rehabilitation, the best solution is always the return to the original window configuration.**

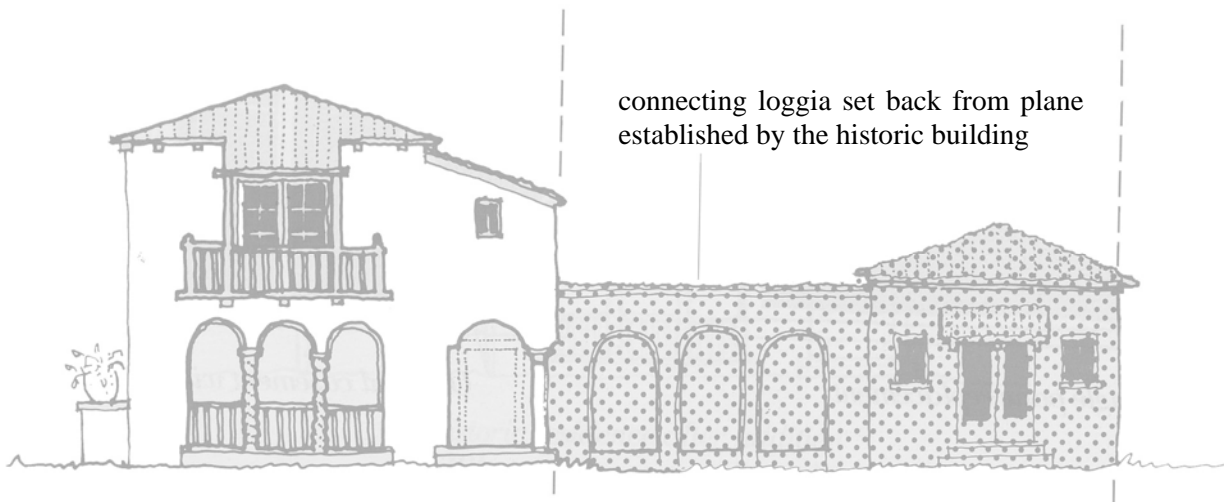
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## STANDARD #10

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



*Historic residence before addition*



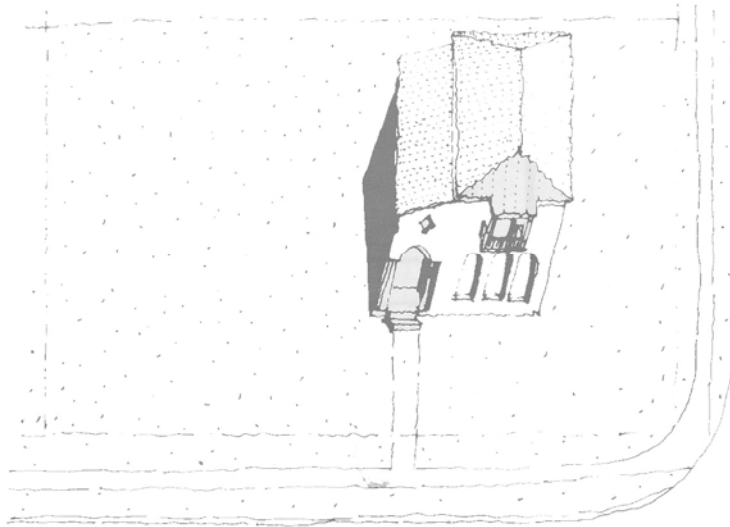
*Historic residence after addition*

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## EXAMPLE: ADDITION ON A CORNER LOT

Applicable Standards #9 and #10 illustrating compliance with:

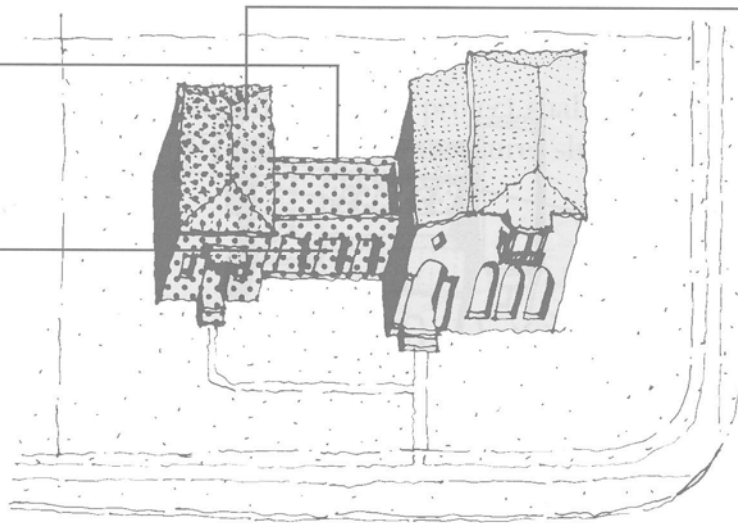
- (A) Differentiation
- (B) “Removable”
- (C) Compatibility with scale and massing



*Historic building before addition*

flat roofed “link”  
recessed from plane  
of historic building

square-headed  
arches provide a  
subtle distinction  
that a transition is  
being made



hipped roof of the addition  
mirrors that of the historic  
building, but the addition is  
made smaller in scale so as  
to “read” as a secondary  
element

*Historic building after addition*

Corner lots pose special design problems as the addition will most likely be visible from any perspective. In these instances, the use of a connecting “link” is especially important as it clearly makes the transition between the old and new. By recessing the linkage element, the historic integrity of the architecture is better maintained.

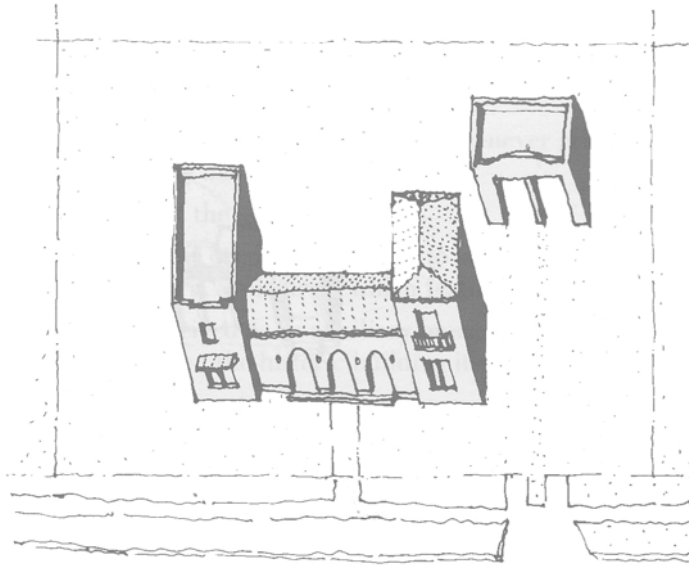


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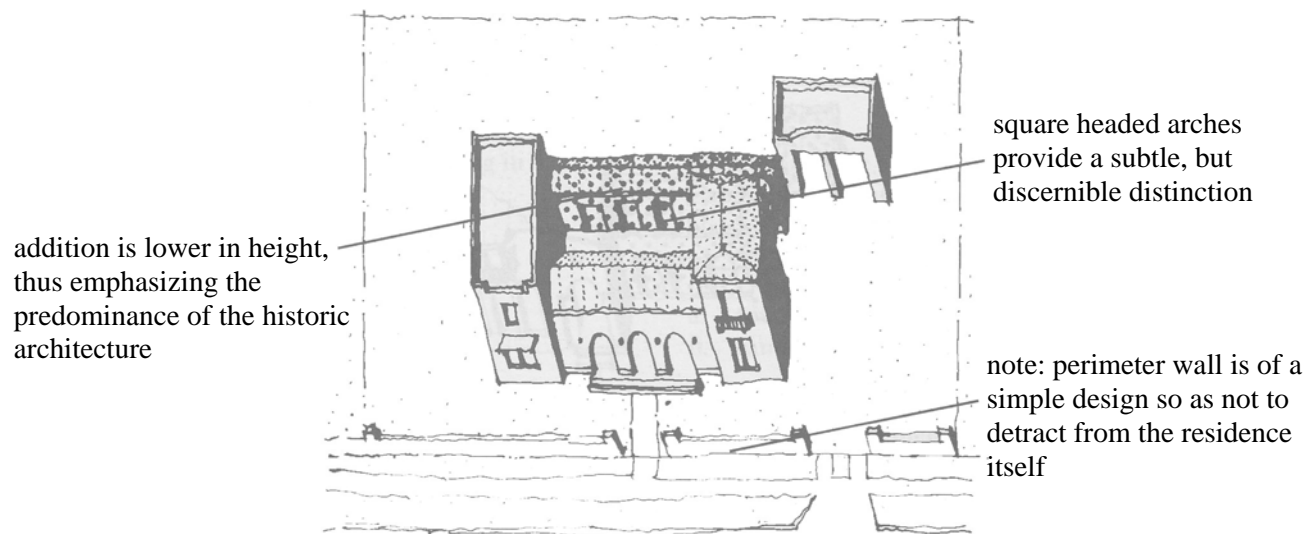
## EXAMPLE: ADDITION ON AN INTERIOR LOT

Applicable Standards #9 and #10 illustrating compliance with:

- (A) Differentiation
- (B) “Removable”
- (C) Compatibility with scale and massing



*Historic building before addition*

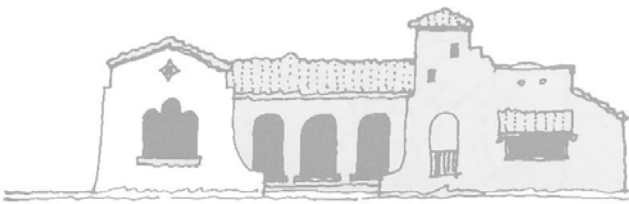


*Historic building after addition*

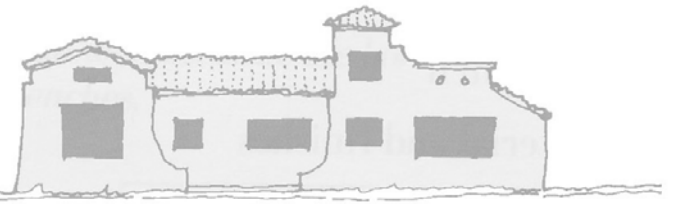
In this illustration, the addition to the rear functions as a discrete element within the overall composition. From the street (the public point of view), the addition is not visible, thus visually preserving the integrity of the original structure.

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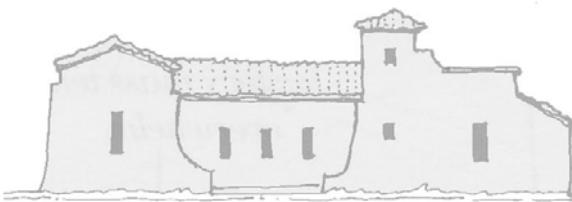
## ILLUSTRATION: ALTERATION OF CHARACTER-DEFINING FEATURES



*Original "model" architecture*



*Center loggia filled in, windows replaced*



*Center loggia filled in, windows replaced, proportions radically altered*



*Loggia partially filled in, window dimensions and configurations changed*

Note the dramatic differences achieved when window proportions and shape are changed, and the center loggia is filled in.

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## NEW CONSTRUCTION WITHIN A HISTORIC DISTRICT:

“Infill” refers to new construction designed to fill gaps in the streetscape. When designing an infill structure the goal is compatibility rather than mimicry.

Compatibility is achieved by identifying common characteristics of the new design. Those characteristics include:

- Scale
- Roof pitch
- Material and finishes
- Height
- Massing
- Window types and placement
- Relationship of voids and solids

### *Infill Example A*

- Mansard roof and classical portico not reflective of the predominant Mediterranean style
- The volume expressed in the unrelieved two story mass tends to overwhelm

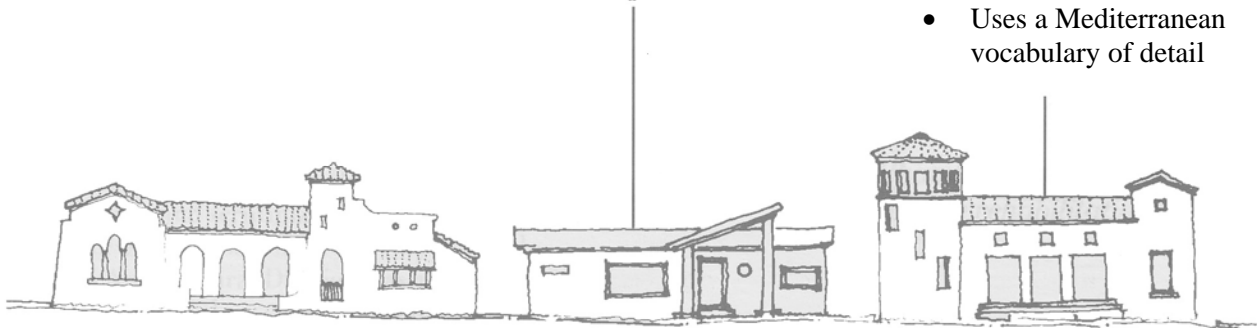


### *Infill Example B*

- Too low-no relief to break the horizontal massing
- Window types and shed roof of porch incompatible

### *Infill Example C*

- Respects scale, finishes, and material
- Varying roof slopes, height, and tower element reflects massing qualities of the historic architecture
- Uses a Mediterranean vocabulary of detail



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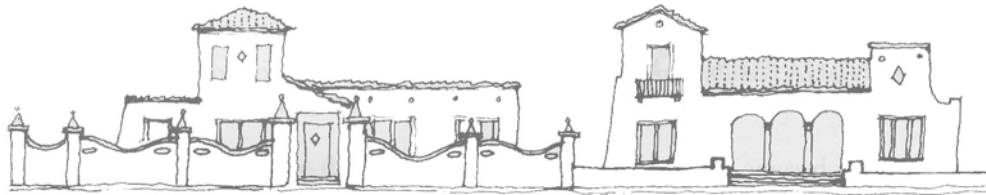
## THE SITE AND ITS ENVIRONMENT

Illustration: Related new construction, walls and fences

The relationship between a historic building and the features of the site and its environment are an integral part of creating the character of the property. In an urban environment site characteristics can include: setbacks, driveways, walls, fountains, courtyards, plants and trees, and open green spaces.

When designing new site features, care should be taken that:

- They do not disturb important pre-existing features
- They do not detract from the main focus of the property itself



*Undulating design and the height of this wall detracts from the historic architecture*

*Simple low wall provides unobtrusive, functional solution*



*Chain link does not convey permanence, and detracts from the attractive qualities of the home*

*Simple vertical pickets on top of the masonry raises height, but does not visually distract the emphasis from the home*

*Landscape hedge serves as a buffer and creates a “softer” alternative to masonry*

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## **V. LOCAL TAX INCENTIVES FOR IMPROVEMENTS TO HISTORIC PROPERTIES**

### **STATE CONSTITUTIONAL AMENDMENT/BACKGROUND:**

In November of 1992, voters across the State of Florida overwhelmingly passed an amendment to the State Constitution which allows a county or municipality to grant historic preservation ad valorem tax exemptions to owners of historic properties who are engaged in rehabilitation which meets approved historic preservation guidelines.

### **METROPOLITAN DADE COUNTY:**

In March of 1993, the County became the first in the State to adopt an ordinance allowing for historic preservation tax incentives on that portion of the taxes levied by the County.

### **CITY OF CORAL GABLES:**

In May of 1993, the City Commission enacted an ordinance allowing for the City's portion of the ad valorem taxes to be frozen at the rate before any improvements for a period of ten (10) years. This provision is codified in Article 3, Division 11 of the Coral Gables Zoning Code.

### **FREQUENTLY ASKED QUESTIONS:**

#### **Does the new tax incentive affect the assessed value of my property before any improvements are made?**

No, the tax incentives only become operable when improvements, which would actually increase the assessed value, are made.

#### **What properties are eligible for the property tax incentive?**

Income-producing or owner occupied residential properties that are: (a) designated under local ordinance, or (b) listed in the National Register of Historic Places.

#### **My property is located in an historic district. Would it be eligible for the tax incentives?**

Yes, if it is identified in the designation document as a "contributing structure".

#### **How long does the exemption from any increase property taxes last?**

Ten (10) years. Following the end of that period, the owner's tax obligation returns to the full assessed value of the property, including the value of the qualifying improvements.

#### **If I make improvements to the land (e.g. construction of a swimming pool), will I be eligible for the tax incentives?**

No, only the improvements to the historic property itself are considered for the tax exemption. Land value is not affected.

#### **If I sell my property sometime during the ten (10) year exemption period, will the new owner still be able to take advantage of the tax savings?**

Yes, the exemption continues for the ten (10) year period regardless of any change in ownership.

#### **Are the tax incentives retroactive?**

No, improvements must have been completed after March 2, 1993 for the County's portion of the property taxes; and after May 11, 1993 for the City of Coral Gables portion of the taxes.

#### **Are there any restrictions to my property if I claim the tax exemptions, and they are approved by the County and City Commissions?**

Yes, the owner must enter into a covenant with the City and County agreeing that the qualifying improvements will be maintained during the period for which the exemption is granted.

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**What if I or a subsequent owner decide(s) to make changes to the improvements which were qualified for the tax exemption, after the exemption was already in effect?**

The covenant is binding on the current owner, transferees, and their heirs, successors, or assigns. Failure to maintain the qualifying improvements constituting a violation of the covenant will result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect, had the property not received the exemption. The difference will be subject to an interest penalty.

**How do I apply for the property tax exemption?**

Application for relief from both the City and County portions of the property tax will be initially processed by the City of Coral Gables Historical Resources Department on forms provided. Following review by the City of Coral Gables, the application will be forwarded to the County's Historic Preservation Office for its approval by the Miami-Dade County Historic Preservation Board, and the County Commission.

**Does the property tax exemption application take the place of the Certificate of Appropriateness process?**

No, the Certificate of Appropriateness is still required for any improvements to a historical property, and must be processed whether or not the owner is applying for the tax incentives.

**On what basis are the improvements judged to be qualifying?**

Both the City and County use the Secretary of the Interior's Standards for Rehabilitation as a means for judging the appropriateness of the alterations or additions proposed.

**Are improvements to the interior of the historic property reviewed upon application for the historic property tax exemption?**

Yes, although the City's own preservation ordinance requires only the review of exterior changes to the property, for tax exemption purposes the entire project is reviewed for its compliance with the Secretary of the Interior's Standards for Historic Preservation Projects.

**What does the review of the interior entail?**

The staff looks for any impact to interior detail that expresses craftsmanship or character, which might include moldings, original flooring materials, fireplaces, niches, open beamed ceilings, window treatments, staircase details such as turned balusters, etc. Details such as these should be retained or reused whenever possible.

**Where are the administrative offices for the historic preservation program; and what are the hours of operation?**

The address for the office is: 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134. We are located within the "Coral Gables City Hall" – at the intersection of Miracle Mile (Coral Way-SW 24th Street), Le Jeune Road (SW 42nd Avenue), and Biltmore Way. The office is open Monday through Friday from 8:00 am to 5:00 pm and is closed on all major holidays.

**For further information and application forms, please feel free to contact the office:**

City of Coral Gables  
Historical Resources Department  
PO Box 141549  
Coral Gables, FL 33114-1547  
Phone: (305) 460-5093  
Fax: (305) 460-5097  
E-mail: [historicalresources@coralgables.com](mailto:historicalresources@coralgables.com)

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## APPENDIX A

### DEFINITIONS

The following definitions are frequently encountered when addressing historic preservation-related matters. The definitions provided include concepts that are widely accepted on the local, State and National levels.

**Adaptive Use:** means the process of converting a building to a use other than that for which it was designed, e.g. changing a factory into an apartment building. Such a conversion should be accomplished so as not to change the basic character-defining features of the original building.

**Addition:** means a construction project located on the exterior of a historic building, structure, or property.

**Alteration:** means any change affecting the exterior appearance of an existing improvement by additions, reconstruction, remodeling, partial demolition or maintenance involving change in color form, texture or materials, or any such changes in appearance of specially designated interiors.

**Applicant:** means an individual or group who provides sufficient written information to the Historical Resources Department staff to ascertain that the property meets the minimum eligibility requirements for local historic designation or in the case of a request for a Certificate of Appropriateness (COA) the property owner, or authorized representative of the property owner.

**Archaeological Site:** means a single specific location which has yielded or is likely to yield information on local history or prehistoric history. Archaeological sites may be found within historic sites or historic districts.

**Archaeological Zone:** means a geographically defined area, designated pursuant in this article, which may reasonably be expected to yield information on local history or prehistoric history based upon broad prehistoric or historic settlement patterns and including items such as clothing, buckles, pottery, and house wares.

**Auxiliary Structure:** means a structure other than the main building (whether originally incorporated, or added at a later date) typically found in conjunction with a Coral Gables Cottage include, but are not limited to, the following: Garage, Screened enclosures, Wood deck/trellises, Guest house, Greenhouse and Swimming pool.

**Board:** means the Historic Preservation Board.

**Building:** means a structure or an edifice designed to stand permanently and intended for use, occupancy or ornamentation.

**Building Site:** means a parcel of land having one or more platted lots, and not less than the minimum area permitted by Code for a building to be erected upon. Also included as a building site are parcels of land approved by the City under a "Unity of Title" agreement. The City's Building and Zoning Department determines whether or not a specific property may be considered a building site.

**Certificate of Appropriateness (COA):** means a written document, issued pursuant to this article, permitting specified alterations, demolitions, additions, or other work to a designated historic landmark or contributing or non-contributing building within a designated historic landmark district. There are two types, Standard and Special.

- **Standard Certificate of Appropriateness:** means those certificates based on such specific guidelines and standards as may be officially adopted by the Historic Preservation Board and for which issuance has been authorized by such board upon findings by the board's staff that proposed actions are in accord with such official guidelines and standards.

- **Special Certificate of Appropriateness:** means those certificates involving the demolition, removal, reconstruction, alteration or new construction at an individual site or in a district, which requires determination by the Historic Preservation Board before such certificate can be issued.

**Certified Local Government (CLG):** means a program administered by the U. S. Department of the Interior which enables communities to have a more direct part in the federal historic preservation program. The program is administered by the Florida Division of Historic Resources, Florida Department of State.

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**Contributing Building or Property:** means a building or property contributing to the historic significance of a district which by location, design setting, materials, workmanship, and association adds to the districts sense of time, and place, and historic development.

**Coral Gables Register of Historic Places:** means a listing of the properties within the City that have been designated as local historic landmarks or local historic landmark districts.

**Demolition:** means the act or process of wrecking, destroying, or removing any building or structure or any part thereof.

**Designated Exterior:** means all outside surfaces of any improvement listed in the designation report as having significant value to the historic character of the building, structure or district.

**Designation Report:** means a document prepared by the historic landmark officer for all properties or districts which are proposed for local historic designation. The designation report includes the boundaries of the proposed historic property or district, a summary of its historic significance, and contains location maps and a review guide which describes the physical characteristics of the property or district.

**Excavation:** means the removal or shifting of earth from its original position.

**Exterior:** means all outside surfaces of any building or structure.

**Ground Area Coverage:** means the total ground area, or "footprint", occupied by a residential structure and/or its auxiliary structures. Ground area coverage is measured in square feet and is calculated from the outside of the exterior wall, including all overhang areas greater than five (5) feet in depth. Separate ground area coverage calculations are necessary for the property's residence by itself, and for the residence including all auxiliary structures.

**Half-Story:** means a space a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level and in which space no more than two-thirds ( $\frac{2}{3}$ ) of the floor area is finished for use. A half-story containing independent apartments or living quarters shall be counted as full story.

**Height of Building:** means the measured vertical distance from the established grade to the highest point of the building.

**Historic Landmark:** means any site, building, structure, landscape feature, improvement, or archaeological site, which property has been designated as an historic landmark pursuant to procedures described in this article.

**Historic Landmark District:** means a geographically defined area possessing a significant concentration, linkage, or continuity of landmarks, improvements, or landscape features united by historic events or aesthetically by plan or physical development, and which area has been designated as an Historic Landmark pursuant to procedures described in this article; said district may have within its boundaries non-contributing buildings or other structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual character of the district.

**Historic Landmark Officer:** means the City of Coral Gables Historic landmark officer as provided for herein or his/her officially authorized representative.

**Historic Preservation Board:** means the local review board consisting of residents of the City.

**Historic Survey:** means the results of a systematic process of identifying significant buildings, sites and structures through visual reconnaissance and research for compilation in the Florida Master Site File maintained by the Bureau of Historical Resources, Tallahassee, Florida.

**Improvement:** means any building, structure, fence, gate, wall, walkway, parking facility, light fixture, bench, fountain, sign, work of art, earthworks, or other manmade objects constituting a physical betterment of real property, or any part of such betterment.

**Infill:** is descriptive of buildings that have been designed and built to replace missing structures or otherwise fill gaps in the streetscape. Infilling can mean replacing a house destroyed by fire, for example. Infill architecture should be compatible in such elements as height, proportion, and materials.

**Landscape Feature:** means any improvement or vegetation including, but not limited to, outbuildings, walls, courtyards, fences, shrubbery, trees, sidewalks, planters, plantings, gates, street furniture and exterior lighting.



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**Multiple Property Nomination:** means a group of related significant properties which share common themes, and are organized by historic contexts and property types.

**National Register of Historic Places:** means a federal listing maintained by the U.S. Department of the Interior of buildings, sites, structures, and districts that have attained a quality of significance as determined by the Historic Preservation Act of 1966, as amended.

**Non-contributing Building or Property:** means a building or property which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost. Unless otherwise specified, exterior alterations, additions, demolitions, etc. to non-contributing structures or properties within historic landmark districts shall be reviewed and approved by the Historic Preservation Board and/or Historical Resources Department.

**Ordinary Maintenance or Repair:** means any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any physical deterioration or damage of an improvement, or any part thereof by restoring it, as nearly as practical, to its appearance prior to the occurrence of such deterioration or damage.

**Preservation:** means the act or process of applying measures to sustain the existing form, integrity, form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials and vegetation.

**Reconstruction:** means the process of reproducing by new construction the exact form and detail of a demolished building, structure or object as it appeared at a certain point in time.

**Rehabilitation:** means the process of repairing or altering a historic building or structure so that an efficient contemporary use is achieved, while preserving those significant, historical architectural or cultural features which establish the character of the property.

**Relocation:** means the act of preserving a historic structure which cannot remain on its existing site by physically moving it to a new location.

**Restoration:** means the act of accurately recovering the form and details of a property as it appeared at a particular period of time, which may involve the removal of later additions or alterations, or the replacement of missing features.

**Review Guide:** means the component of the designation report prepared by the historic landmark officer, which lists some of the more prominent features, which contribute to the overall character of a structure and/or district. The review guide may be used to address the impact of new construction, additions, modifications, alterations, and/or renovations which may become the subject of some future Certificate of Appropriateness or to address the existing physical characteristics, and may be used to determine whether or not elements which create the character of the structure and/or district are present, or whether subsequent changes to the property have rendered it ineligible for listing.

**Secretary of the Interior's Standards for Rehabilitation:** (Revised March, 1990) means measures which provide guidance on the sensitive rehabilitation of a historic property. The ten (10) standards generally address design issues which include: character defining elements; changes which have occurred over the course of the property's history; desirable approaches to the repair of damaged features; appropriate cleaning methods; archaeological resources; and new construction in connection with a historic property.

**Setback:** means the minimum horizontal distance between the lot property line and the nearest front, side or rear line of the building (as the case may be), including terraces or any covered projection thereof, excluding steps.

**Setback Encroachment:** means any portion of a residential or auxiliary structure(s) which extends into the property's minimum setback.

**Stabilization:** means the act or process of applying measures necessary to reestablish the stability of unsafe, damaged, or deteriorated property while retaining the essential form as it exists at present.

**Structure:** means a combination of materials to form a construction for use, occupancy, or ornamentation, whether installed on, above, or below the surface of land or water.

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**Transfer of Development Rights (TDR):** means the transfer of unused development rights or undeveloped floor area from lots containing a designated historic landmark or within a designated historic landmark district in order to encourage historic preservation and to provide an economic incentive to property owners.

**Undue Economic Hardship:** means an exceptional financial burden that would amount to the taking of property without just compensation, or failure to achieve a reasonable economic return in the case of income producing properties.

**Variances:** means an exception to certain development standards such as setbacks, building height, lot dimensions and other zoning code requirements as included in the “Zoning Code”.

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## **APPENDIX B**

### **USEFUL REFERENCES**

#### **SOURCES ON CORAL GABLES**

##### **HISTORY**

The Biltmore Revisited.

Louanne Antrim, Charles Chase, Mark Ormond, Michael Spring, Woodrow W. Wilkins. Coral Gables: Metropolitan Museum and Art Center, 1981.

##### **The Miracle of Coral Gables.**

Rex Beach. New York: Currier and Harford, 1926.

##### **Coral Gables in Postcards:**

##### **Scenes From Florida's Yesterday.**

Samuel D. LaRoue, Jr., Ellen J. Uguccioni. Miami: Dade Heritage Trust, 1988.

##### **Boom in Paradise.**

T.H. Weigall. New York: Alfred H. King, 1932.

##### **Consider Coral Gables Homes.**

Promotional brochure. Mary Helm Clarke. Coral Gables: Parker Art Printers, 2nd printing, 1951.

##### **Coral Gables Homes.**

Promotional brochure. Compiled by William F. Havens. Miami: The Hefty Press, c. 1926.

##### **Coral Gables Today.**

Promotional brochure. George E. Merrick. No publisher listed, 1926.

##### **Coral Gables Yesterday and Today.**

Promotional brochure. Coral Gables: Parker Art Printing Association, 1927.

##### **The Riviera Section and the University of Miami.**

Promotional brochure. Coral Gables: Parker Art Printing Association, 1927.

##### **Coral Gables an American Garden City.**

Roberto M. Behar, Maurice G. Gulot. Paris, France 1997.

##### **Coral Gables the City Beautiful Story**

Les Standiford. Coral Gables: Coral Gables Chamber of Commerce 1998.

#### **SOURCES ON REHABILITATION**

##### **Respectful Rehabilitation: Answers to Your Questions About Old Buildings.**

Technical Preservation Services, National Park Service, U.S. Department of the Interior. Washington, D.C.: Preservation Press, 1982.

##### **Resourceful Rehab: A Guide for Historic Buildings in Dade County.**

Metropolitan Dade County Office of Community and Economic Development, Historic Preservation Division. Miami: Metropolitan Dade County, 1987.

##### **The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.**

U.S. Department of the Interior, National Park Service. Washington, D.C.: U.S. Government Printing Office.

##### **Old and New Architecture: Design Relationship.**

The National Trust for Historic Preservation. Washington, D.C.: The Preservation Press, 1980.

##### **Restoring Old Buildings for Contemporary Uses-An American Sourcebook for Architects and Preservationists.**

William C. Shopsin. New York: The Whitney Library of Design, 1989.

##### **Cyclical Maintenance for Historic Buildings.**

J. Henry Chambers. Washington, D.C.: National Park Service, Department of the Interiors. 1976.

##### **Preservation Briefs.**

National Park Service. Washington, D.C.: U.S. Department of Interior.

##### **Preservation Tech Notes.**

National Park Service. Washington, D.C.: U.S. Department of Interior.

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**SOURCES ON HISTORIC PRESERVATION**  
**Historic Preservation: Curatorial Management of the Built World**

James Marston Fitch. New York: McGraw-Hill. 1982

**Keeping Time: The History and Theory of Preservation in America.**

William J. Murtagh. Hoboken, N.J.: 3<sup>rd</sup> edition. John Wiley, 2006.

**Readings in Historic Preservation**

Norman Williams, Jr., Edmund H. Kellogg and Frank B. Gilbert. Eds. New Brunswick, N.J.: Center for Urban Policy Research 1983.

**SOURCES ON ARCHITECTURAL HISTORY**  
**Identifying American Architecture**

John J.G. Blumenson. Nashville: American Association for State and Local History, 7th printing, 1986.

**What Style is It?**  
**A Guide to the Styles.**

Marcus Whiffen. Cambridge, MA: M.I.T. Press, 2nd printing. 1981.

**Architecture: The Natural and the Manmade.**

Vincent Scully. New York: St. Martin's Press, 1991.

**Old-House Dictionary: An Illustrated Guide to America Domestic Architecture, 1600 to 1940.**

Steven J. Phillips, Lakewood, Colorado: American Source Books, 1989.

**Built in the U.S.A. – American Building From Airport to Zoos.**

Diane Maddex, ed. Washington, D.C.: The Preservation Press, 1985.

**A Field Guide to American Houses**

Virginia Mcalester and Lee Mcalester. New York: Knopf, 1984.

**NATIONAL AND  
FEDERAL ORGANIZATIONS**

**National Park Service Regional Office  
Southeast Region**

100 Alabama Street, SW  
1924 Building  
Atlanta, GA 30303  
404-562-3100  
<http://www.nps.gov/history/preservation.htm>

**National Trust for Historic Preservation  
Southern Regional Office**

William Aiken House  
456 King Street  
Charleston, SC 29403  
843-722-8552  
Fax 843-722-8652  
E-mail: [sro@nthp.org](mailto:sro@nthp.org)

**STATE ORGANIZATIONS**  
**State Historic Preservation Office  
Department of State**

**Bureau of Historic Preservation  
Division of Historical Resources**  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, Florida 32399-0250  
850-245-6333  
800-847-7278  
Fax: 850-245-6437  
<http://www.flheritage.com>

**Florida Trust for Historic Preservation  
National Trust Statewide Partner**

P.O. Box 11206  
Tallahassee, Florida 32302  
850-224-8128  
FAX 850-224-8159  
<http://www.floridatrust.org>  
E-mail: [information@floridatrust.org](mailto:information@floridatrust.org)

**LOCAL HISTORIC PRESERVATION  
OFFICES/ORGANIZATIONS**

**City of Coral Gables  
Historic Preservation**

P.O. Box 141549  
Coral Gables, Florida 33114  
305-460-5093  
<http://www.coralgables.com>

**Miami-Dade Historic Preservation Division**

Stephen P. Clark Center  
111 N.W. 1st Street, Suite 695  
Miami, Florida 33128  
305-375-3471  
<http://www.miamidade.gov/hp/home.asp>

**Dade Heritage Trust**

190 Southeast 12 Terrace  
Miami, Florida 33131  
305-358-9572  
FAX 305-358-1162  
<http://www.dadeheritagetrust.org>  
E-mail: [info@dadeheritagetrust.org](mailto:info@dadeheritagetrust.org)

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## City of Coral Gables Locally Designated Properties



## Coral Gables Register of Historic Places

NON-CONTRIBUTING PROPERTIES DENOTED WITH (NC)

<u>ADDRESS/LOCATION</u>
162 Alcazar Avenue
400/402 Alcazar Avenue
403 Alcazar Avenue
406 Alcazar Avenue (NC)
407 Alcazar Avenue (NC)
410 Alcazar Avenue
414 Alcazar Avenue
415 Alcazar Avenue
418 Alcazar Avenue
422 Alcazar Avenue (Indiv.)
423 Alcazar Avenue
427 Alcazar Avenue
430 Alcazar Avenue
431 Alcazar Avenue (NC)
434 Alcazar Avenue
435 Alcazar Avenue
438 Alcazar Avenue (Indiv.)
439 Alcazar Avenue
443 Alcazar Avenue (NC)
446 Alcazar Avenue
447 Alcazar Avenue
500 Alcazar Avenue (NC)
501 Alcazar Avenue
509 Alcazar Avenue
512 Alcazar Avenue
513 Alcazar Avenue
516 Alcazar Avenue
517 Alcazar Avenue (NC)
520 Alcazar Avenue

524 Alcazar Avenue
525 Alcazar Avenue
528 Alcazar Avenue
529 Alcazar Avenue
533 Alcazar Avenue
536 Alcazar Avenue (NC)
537 Alcazar Avenue
540 Alcazar Avenue
541 Alcazar Avenue
547 Alcazar Avenue
548 Alcazar Avenue
600 Alcazar Avenue
601 Alcazar Avenue (NC)
604 Alcazar Avenue (Indiv.)
605 Alcazar Avenue
608 Alcazar Avenue
609 Alcazar Avenue
612 Alcazar Avenue (NC)
616 Alcazar Avenue
617 Alcazar Avenue
621 Alcazar Avenue (Indiv.)
624 Alcazar Avenue
627 Alcazar Avenue (NC)
628 Alcazar Avenue
629 Alcazar Avenue (NC)
633 Alcazar Avenue
636 Alcazar Avenue
637 Alcazar Avenue (Indiv.)
640 Alcazar Avenue (NC)
645 Alcazar Avenue (NC)

650 Alcazar Avenue (NC)
701 Alcazar Avenue
711 Alcazar Avenue
Alcazar Plaza @ Alhambra Circle
221 Aledo Avenue
710 Aledo Avenue
400 Alesio Avenue
401 Alesio Avenue (NC – French Normandy Village)
408 Alesio Avenue
411 Alesio Avenue (NC – French Normandy Village)
412 Alesio Avenue
1209 Algardi Avenue (NC-Santa Maria HD)
806 Algeria Avenue
116 Alhambra Circle
270 Alhambra Circle
280-290 Alhambra Circle
300 Alhambra Circle
Alhambra Plaza (landscaped median from LeJeune to Coral Way)
400 Alhambra Circle
407 Alhambra Circle
410 Alhambra Circle
411 Alhambra Circle (NC)
414 Alhambra Circle
415 Alhambra Circle
419 Alhambra Circle
423 Alhambra Circle (NC)
426 Alhambra Circle
427 Alhambra Circle
430 Alhambra Circle
431 Alhambra Circle (NC)

434 Alhambra Circle
438 Alhambra Circle (NC)
439 Alhambra Circle (NC)
442 Alhambra Circle (NC)
445 Alhambra Circle (NC)
446 Alhambra Circle
500 Alhambra Circle
501 Alhambra Circle (Indiv.)
504 Alhambra Circle (NC)
510 Alhambra Circle (NC)
511 Alhambra Circle (NC)
519 Alhambra Circle
520 Alhambra Circle (Indiv.)
522 Alhambra Circle
525 Alhambra Circle
533 Alhambra Circle
536 Alhambra Circle
541 Alhambra Circle (NC)
546 Alhambra Circle (NC)
547 Alhambra Circle (NC)
600 Alhambra Circle (Indiv.)
601 Alhambra Circle
611 Alhambra Circle (NC)
617 Alhambra Circle
620 Alhambra Circle (NC)
621 Alhambra Circle
625 Alhambra Circle
633 Alhambra Circle
634 Alhambra Circle
638 Alhambra Circle
639 Alhambra Circle
644 Alhambra Circle (Indiv.)



645 Alhambra Circle
656 Alhambra Circle
700 Alhambra Circle
716 Alhambra Circle
717 Alhambra Circle / 717 Alcazar Avenue (Indiv.)
721 Alhambra Circle
724 Alhambra Circle
728 Alhambra Circle
732 Alhambra Circle (NC)
733 Alhambra Circle (Indiv.)
736 Alhambra Circle (NC)
737 Alhambra Circle
740 Alhambra Circle (NC)
743 Alhambra Circle
748 Alhambra Circle
749 Alhambra Circle
756 Alhambra Circle
760 Alhambra Circle
768 Alhambra Circle
800 Alhambra Circle
803 Alhambra Circle
804 Alhambra Circle
808 Alhambra Circle
811 Alhambra Circle (NC)
812 Alhambra Circle
816 Alhambra Circle
817 Alhambra Circle
820 Alhambra Circle (Indiv.)
832 Alhambra Circle (Indiv.)
836 Alhambra Circle
900 Alhambra Circle
904 Alhambra Circle (NC)

907 Alhambra Circle
917 Alhambra Circle (NC)
925 Alhambra Circle (NC)
1008 Alhambra Circle
1016 Alhambra Circle
1020 Alhambra Circle
1021 Alhambra Circle
1024 Alhambra Circle
1025 Alhambra Circle (Indiv.)
1030 Alhambra Circle (NC)
1031 Alhambra Circle
1040 Alhambra Circle (NC)
1043 Alhambra Circle
1100 Alhambra Circle (NC)
1101 Alhambra Circle
1106 Alhambra Circle
1107 Alhambra Circle
1110 Alhambra Circle
1111 Alhambra Circle
1117 Alhambra Circle
1118 Alhambra Circle (NC)
1125 Alhambra Circle
1126 Alhambra Circle
1130 Alhambra Circle (NC)
1136 Alhambra Circle
1137 Alhambra Circle (Indiv.)
1143 Alhambra Circle (NC)
1148 Alhambra Circle
1200 Alhambra Circle
1203 Alhambra Circle
1207 Alhambra Circle (NC)
1212 Alhambra Circle

1215 Alhambra Circle
1221 Alhambra Circle (NC)
1225 Alhambra Circle
1228 Alhambra Circle
1229 Alhambra Circle
1232 Alhambra Circle (NC)
1234 Alhambra Circle (NC)
1235 Alhambra Circle (Indiv.)
1244 Alhambra Circle (NC)
1245 Alhambra Circle
1248 Alhambra Circle (NC)
1251 Alhambra Circle (NC)
1252 Alhambra Circle (NC)
1253 Alhambra Circle
1258 Alhambra Circle (Indiv.)
1259 Alhambra Circle
1302 Alhambra Circle (Indiv.)
1305 Alhambra Circle
1311 Alhambra Circle
1316 Alhambra Circle
1317 Alhambra Circle
1320 Alhambra Circle (NC)
1325 Alhambra Circle (NC)
1329 Alhambra Circle (NC)
1334 Alhambra Circle (NC)
1341 Alhambra Circle (NC)
1350 Alhambra Circle (NC)
1402 Alhambra Circle (NC)
1403 Alhambra Circle (Indiv.)
1409 Alhambra Circle
1410 Alhambra Circle (NC)
1414 Alhambra Circle

1415 Alhambra Circle
1420 Alhambra Circle (NC)
1423 Alhambra Circle (NC)
2000 Alhambra Circle – Alhambra Water Tower (Indiv.)
2003 Alhambra Circle
2010 Alhambra Circle (NC)
2017 Alhambra Circle (NC)
2020 Alhambra Circle (NC)
2024 Alhambra Circle
2027 Alhambra Circle
2028 Alhambra Circle
2029 Alhambra Circle (NC)
2039 Alhambra Circle
2103 Alhambra Circle
2107 Alhambra Circle
2110 Alhambra Circle (NC)
2111 Alhambra Circle
2120 Alhambra Circle (NC)
2200 Alhambra Circle
2203 Alhambra Circle
2209 Alhambra Circle
2210 Alhambra Circle (NC)
2222 Alhambra Circle (NC)
2300 Alhambra Circle (NC)
2301 Alhambra Circle (NC)
2304 Alhambra Circle (NC)
2325 Alhambra Circle (NC)
2401 Alhambra Circle
2423 Alhambra Circle
2500 Alhambra Circle (NC)
2501 Alhambra Circle
2504 Alhambra Circle (Indiv.)

2505 Alhambra Circle (NC)
2512 Alhambra Circle (NC)
2515 Alhambra Circle (NC)
2516 Alhambra Circle
2523 Alhambra Circle
2601 Alhambra Circle (NC)
2606 Alhambra Circle
2610 Alhambra Circle
2614 Alhambra Circle (Vacant Parcel)
2615 Alhambra Circle
2618 Alhambra Circle
2620 Alhambra Circle (NC)
2623 Alhambra Circle
2700 Alhambra Circle (NC)
2703 Alhambra Circle
2714 Alhambra Circle
2715 Alhambra Circle (Indiv.)
2718 Alhambra Circle
3009 Alhambra Circle
3211 Alhambra Circle
3305 Alhambra Circle
5309 Alhambra Circle
1024 Almeria Avenue
1109 Almeria Avenue
608 Altara Avenue
625 Altara Avenue
629 Altara Avenue
633 Altara Avenue
644 Altara Avenue
439-449 Anastasia Avenue
760 Anastasia Avenue
803 Anastasia Avenue

1200 Anastasia Avenue
1233 Anastasia Avenue
1253 Anastasia Avenue
1270 Anastasia Avenue
1271 Anastasia Avenue – Church of the Little Flower
905 Andalusia Avenue
1032 Andalusia Avenue
1036 Andalusia Avenue
1245 Andalusia Avenue
1253 Andalusia Avenue
180 Aragon Avenue (169 Miracle Mile)
263-265 Aragon Avenue
285 Aragon Avenue/ 2327 Salzedo
296 Aragon Avenue
501 Aragon Avenue
535 Aragon Avenue
547 Aragon Avenue
1017 Asturia Avenue
1021 Asturia Avenue
1024 Asturia Avenue
1117 Asturia Avenue
1124 Asturia Avenue
1137 Asturia Avenue
1140 Asturia Avenue
1202 Asturia Avenue
1203 Asturia Avenue
1243 Asturia Avenue
1246 Asturia Avenue
1328 Asturia Avenue
1332 Asturia Avenue
1340 Asturia Avenue
5801 Augusto Street / Leonardo Street Ponce Middle School

Thru May 2017

541 Barbarossa Avenue (NC – French Country Village)
915 Bayamo Avenue
416 Bianca Avenue
425 Bianca Avenue
400 Biltmore Way - Merrick Park
405 Biltmore Way - City Hall
427 Biltmore Way (NC)
475-495 Biltmore Way (NC)
713 Biltmore Way
4600 Brooker Street (NC)
4608 Brooker Street
4610 Brooker Street
4612 Brooker Street
4614 Brooker Street
4706 Brooker Street (NC)
4716 Brooker Street (NC)
4718 Brooker Street
111 Cadima Avenue
124 Cadima Avenue
330 Cadima Avenue
500 Caligula Avenue (NC – French Country Village)
508 Caligula Avenue
516 Caligula Avenue
530 Caligula Avenue (NC – French Country Village)
6920 Camarin Street
619 Camilo Avenue
723 Camilo Avenue
9 Campina Court
17 Campina Court
25 Campina Court
33 Campina Court

41 Campina Court
49 Campina Court
57 Campina Court
65 Campina Court
73 Campina Court
81 Campina Court
89 Campina Court
97 Campina Court
1300 Campo Sano (UM Art)
625 Candia Avenue
1507 Capri Street
816 Castile Avenue
820 Castile Avenue
830 Castile Avenue (Indiv.)
840 Castile Avenue
901 Castile Avenue
915 Castile Avenue
922 Castile Avenue
925 Castile Plaza (Indiv.)
926 Castile Avenue (NC)
930 Castile Avenue
935 Castile Plaza (NC)
936 Castile Avenue
Young Park – Castile Ave. & Granada Blvd. (Castile HD)
943 Castile Plaza (NC)
1012 Castile Avenue
1013 Castile Avenue
1019 Castile Avenue (Indiv.)
1020 Castile Avenue (NC)
1024 Castile Avenue (NC)
1025 Castile Avenue
1029 Castile Avenue

1032 Castile Avenue
1037 Castile Avenue
1044 Castile Avenue (NC)
1045 Castile Avenue
1100 Castile Avenue
1101 Castile Avenue (Indiv.)
1112 Castile Avenue (NC)
1113 Castile Avenue
1116 Castile Avenue
1117 Castile Avenue
1120 Castile Avenue (NC)
1125 Castile Avenue (NC)
1128 Castile Avenue (NC)
1129 Castile Avenue (NC)
1132 Castile Avenue
1136 Castile Avenue
1137 Castile Avenue (NC)
1140 Castile Avenue
1200 Castile Avenue (NC)
1205 Castile Avenue
1206 Castile Avenue (NC)
1211 Castile Avenue
1215 Castile Avenue
1216 Castile Avenue
1217 Castile Avenue (NC)
1224 Castile Avenue
1225 Castile Avenue
1229 Castile Avenue
1232 Castile Avenue (NC)
1235 Castile Avenue
1240 Castile Avenue
1241 Castile Avenue (NC)

1246 Castile Avenue (NC)
1247 Castile Avenue (NC)
1250 Castile Avenue
1251 Castile Avenue (NC)
1256 Castile Avenue
1259 Castile Avenue
1301 Castile Avenue
1305 Castile Avenue (NC)
1306 Castile Avenue
1309 Castile Avenue
1311 Castile Avenue (NC)
1314 Castile Avenue
1318 Castile Avenue (NC)
1319 Castile Avenue
1322 Castile Avenue (NC)
1325 Castile Avenue (NC)
1328 Castile Avenue (Indiv.)
1330 Castile Avenue (NC)
1335 Castile Avenue (Indiv.)
1343 Castile Avenue
1401 Castile Avenue
1408 Castile Avenue
1416 Castile Avenue (NC)
2 Casuarina Concourse
526 Catalonia Avenue
1231 Catalonia Avenue
155 Cocoplum Road
1227 Columbus Boulevard
1507 Columbus Boulevard
1721 Columbus Boulevard (Obispo HD)
1800 Columbus Boulevard (NC - Obispo HD)
2217 Columbus Boulevard (Castile HD)

2301 Columbus Boulevard
2416 Columbus Boulevard
2508 Columbus Boulevard
2512 Columbus Boulevard
2601 Columbus Boulevard
2618 Columbus Boulevard
2701 Columbus Boulevard
2709 Columbus Boulevard
2710 Columbus Boulevard
2802 Columbus Boulevard
2817 Columbus Boulevard
2907 Columbus Boulevard
800 Coral Way
809 Coral Way
814 Coral Way
824 Coral Way (NC)
825 Coral Way
832 Coral Way
833 Coral Way (NC)
840 Coral Way
841 Coral Way (NC)
900 Coral Way
907 Coral Way
910 Coral Way (NC)
915 Coral Way (NC)
920 Coral Way
927 Coral Way
936 Coral Way (NC)
937 Coral Way (NC)
1001 Coral Way
1008 Coral Way (NC)
1015 Coral Way (NC)

1020 Coral Way (NC)
1025 Coral Way
1026 Coral Way (NC)
1032 Coral Way
1033 Coral Way (NC)
1041 Coral Way
1044 Coral Way (NC)
1100 Coral Way
1101 Coral Way/1103 Coral Way (NC)
1110 Coral Way (NC)
1111 Coral Way (NC)
1119 Coral Way
1125 Coral Way (NC)
1140 Coral Way
1141 Coral Way
1142 Coral Way (NC)
1201 Coral Way (NC)
1217 Coral Way
1218 Coral Way
1222 Coral Way (NC)
1229 Coral Way (NC)
1232 Coral Way
1235 Coral Way
1242 Coral Way (Vacant)
1245 Coral Way
1248 Coral Way
1251 Coral Way
1254 Coral Way
1261 Coral Way
1264 Coral Way
1300 Coral Way
1301 Coral Way (NC)

1310 Coral Way (NC)
1321 Coral Way (NC)
1327 Coral Way (NC)
1330 Coral Way
1339 Coral Way (NC)
1340 Coral Way (NC)
1400 Coral Way
1401 Coral Way (NC)
1405 Coral Way
1406 Coral Way (NC)
1411 Coral Way (NC)
1112 Cordova Street
1206 Cordova Street
1801 Cordova Street (Obispo HD)
1700 Cortez Street
1004 Cotorro Avenue (aka 6100-04 Cellini Street)
1010 Cotorro Avenue (NC – French City Village)
1020 Cotorro Avenue (NC – French City Village)
1024 Cotorro Avenue (NC – French City Village)
1028 Cotorro Avenue (NC – French City Village)
1030 Cotorro Avenue (NC – French City Village)
1042 Cotorro Avenue (NC – French City Village)
1044 Cotorro Avenue – Formerly 1032 Cotorro Avenue (aka 6101 Leonardo St)
1615 Country Club Prado
1910 Country Club Prado
2010 Country Club Prado
2103 Country Club Prado
2109 Country Club Prado
2421 Country Club Prado

2507 Country Club Prado
2603 Country Club Prado
2622 Country Club Prado
2723 Country Club Prado
2515 DeSoto Boulevard
2601 DeSoto Boulevard
2616 DeSoto Boulevard
2701 DeSoto Boulevard
2842 DeSoto Boulevard
3010 DeSoto Boulevard
1217 & 1223 Dickinson Drive (UM SOA)
1228 & 1238 Dickinson Drive (UM Pentland / LaGorce)
142 Douglas Road (aka 142 SW 37 Avenue) (NC)
800 Douglas Road All of the Douglas Entrance Complex on Blocks 1, 2, 3, and 4
200 Edgewater Drive Lot 6, portions of Tracts 6 & 7, Baker Homestead Sub.
900 El Rado Street
647 Escobar Avenue
723 Escobar Avenue
932 Escobar Avenue
1203 Ferdinand Street
1237 Ferdinand Street
1407 Ferdinand Street
1511 Ferdinand Street
1801 Ferdinand Street (Obispo HD)
**Historic District includes all of Florida bet. Brooker & Jefferson**
Robert J. Fewell Park (NC)
105 Florida Avenue (NC)
111 Florida Avenue (NC)
112 Florida Avenue
114 Florida Avenue



117 Florida Avenue
118 Florida Avenue
121 Florida Avenue
122 Florida Avenue
125 Florida Avenue
126 Florida Avenue
129 Florida Avenue
130 Florida Avenue (VACANT)
133 Florida Avenue (NC)
134 Florida Avenue
137 Florida Avenue (VACANT)
138 Florida Avenue (NC)
141 Florida Avenue
142 Florida Avenue (NC)
145 Florida Avenue
200-2 Florida Avenue
205 Florida aka 4714 Jefferson St. (NC)
209 Florida Avenue (NC)
210 Florida Avenue
214 Florida Avenue
215 Florida Avenue (NC)
217 Florida Avenue
221 Florida Avenue (NC)
**Historic District includes all of Frow bet. Brooker & Jefferson**
104 Frow Avenue (NC)
106-108 Frow Avenue
107 Frow Avenue (NC)
109-111 Frow Avenue
113 Frow Avenue
114 Frow Avenue (NC)
115 Frow Avenue
116 Frow Avenue (NC)

117-119 Frow Avenue
118 Frow Avenue
122 Frow Avenue (VACANT)
123 Frow Avenue
125 Frow Avenue
126 Frow Avenue (VACANT)
128 Frow Avenue (VACANT)
129 Frow Avenue
130 Frow Avenue (VACANT)
133-135 Frow Avenue (VACANT)
136 Frow Avenue
137 Frow Avenue (VACANT)
138 Frow Avenue (VACANT)
141 Frow Avenue
145 Frow Avenue
150 Frow Avenue (NC)
156 Frow Avenue (NC)
200 Frow Avenue (NC)
210 Frow Avenue (NC)
218 Frow Avenue (NC)
251 Frow Avenue (NC)
Granada Golf Course
Granada Plaza
1224 Granada Boulevard
1715 Granada Boulevard
1720 Granada Boulevard (Obispo HD)
1721 Granada Boulevard (NC - Obispo HD)
1800 Granada Boulevard (Obispo HD)
1803 Granada Boulevard (Obispo HD)
1818 Granada Boulevard (Alhambra HD)
1920 Granada Boulevard
2109 Granada Boulevard



2114 Granada Boulevard
2123 Granada Boulevard
2214 Granada Boulevard
2302 Granada Boulevard (Castile HD)
2315 Granada Boulevard (Castile HD)
2616 Granada Boulevard
2806 Granada Boulevard
3012 Granada Boulevard
3018 Granada Boulevard
3501 Granada Boulevard
3603 Granada Boulevard
3903 Granada Boulevard
3940 Granada Boulevard
4200 Granada Boulevard
4501 Granada Boulevard
5500 Granada Boulevard – Temple Judea
6801 Granada Boulevard
101-103 Grand Avenue (NC)
105 Grand Avenue
107 Grand Avenue
109 Grand Avenue
111 Grand Avenue
113 Grand Avenue
119 Grand Avenue
119A Grand Avenue
125 Grand Avenue (VACANT)
127 Grand Avenue (VACANT)
133 Grand Avenue (NC)
135 Grand Avenue (NC)
137 Grand Avenue (NC)
141-145 Grand Avenue (NC)
213 Grand Avenue (VACANT)

215 Grand Avenue (NC)
238 Grand Avenue – Carver (located in the MacFarlane Homestead Subdivision Historic District.)
212 Grant Drive
611 North Greenway Drive
617 North Greenway Drive
625 North Greenway Drive
635 North Greenway Drive
641 North Greenway Drive
647 North Greenway Drive
657 North Greenway Drive (NC)
665 North Greenway Drive
701 North Greenway Drive
709 North Greenway Drive
717 North Greenway Drive
725 North Greenway Drive
737 North Greenway Drive
741 North Greenway Drive
751 North Greenway Drive
757 North Greenway Drive (NC)
765 North Greenway Drive
803 North Greenway Drive
811 North Greenway Drive
819 North Greenway Drive
827 North Greenway Drive
835 North Greenway Drive (NC)
901 North Greenway Drive (NC)
909 North Greenway Drive
997 North Greenway Drive
1015 North Greenway Drive (NC)
1021 North Greenway Drive
1031 North Greenway Drive (NC)

1043 North Greenway Drive (NC)
1101 North Greenway Drive
1115 North Greenway Drive
1125 North Greenway Drive
1133 North Greenway Drive
1141 North Greenway Drive
1149 North Greenway Drive (NC)
1203 North Greenway Drive
1205 North Greenway Drive (NC)
1217 North Greenway Drive
1225 North Greenway Drive
1235 North Greenway Drive (NC)
1245 North Greenway Drive (NC)
1251 North Greenway Drive
1261 North Greenway Drive
1303 North Greenway Drive
1327 North Greenway Drive
1321 North Greenway Drive (NC)
1403 North Greenway Drive
1415 North Greenway Drive (NC)
2000 North Greenway Drive (NC)
2010 North Greenway Drive
2020 North Greenway Drive (NC)
2022 North Greenway Drive
2301 North Greenway Drive (Castile HD)
800 South Greenway Drive
810 South Greenway Drive (NC)
832 South Greenway Drive
902 South Greenway Drive
910 South Greenway Drive (NC)
918 South Greenway Drive
930 South Greenway Drive (NC)

1006 South Greenway Drive
1012 South Greenway Drive
1020 South Greenway Drive (NC)
1030 South Greenway Drive (NC)
1036 South Greenway Drive
1100 South Greenway Drive
1110 South Greenway Drive
1118 South Greenway Drive (NC)
1126 South Greenway Drive
1132 South Greenway Drive
1142 South Greenway Drive (NC)
1200 South Greenway Drive (NC)
1212 South Greenway Drive
1220 South Greenway Drive (NC)
1228 South Greenway Drive
1234 South Greenway Drive
1242 South Greenway Drive
1256 South Greenway Drive (NC)
1260 South Greenway Drive
1300 South Greenway Drive (NC)
1310 South Greenway Drive (NC)
1318 South Greenway Drive
1324 South Greenway Drive (NC)
1330 South Greenway Drive (NC)
1346 South Greenway Drive
1400 South Greenway Drive
1501 South Greenway Drive (NC - Alhambra HD)
1504 South Greenway Drive (Alhambra HD)
500 Hardee Road
501 Hardee Road
508 Hardee Road
516 Hardee Road

517 Hardee Road
520 Hardee Road
524 Hardee Road
525 Hardee Road (NC – French Country Village)
528 Hardee Road
535 Hardee Road (NC – French Country Village)
536 Hardee Road
541 Hardee Road
1000 Hardee Road
1001 Hardee Road (aka 6108-12 Cellini Street)
1009 Hardee Road
1010 Hardee Road
1013 Hardee Road
1014 Hardee Road
1017 Hardee Road
1020 Hardee Road (NC – French City Village)
1021 Hardee Road
1025 Hardee Road
1026 Hardee Road
1029 Hardee Road
1030 Hardee Road
1033 Hardee Road (6133-39 Leonardo Street)
3615 Harlano Street
2701 Indian Mound Trail
2711 Indian Mound Trail
4395 Ingraham Highway (Coral Rock HD)
4620 Jefferson Street (NC)
4706 Jefferson Street (NC)
4710 Jefferson Street (NC)
4726 Jefferson Street

4750-4752 Jefferson Street
1800 LeJeune Road
3622 LeJeune Road
3800 LeJeune Road
6612 LeJeune Road
6700 LeJeune Road
6704 LeJeune Road
6710 LeJeune Road
6105 Leonardo Street
906 Lisbon Street
1014 Lisbon Street
1019 Lisbon Street
1119 Lisbon Street
1208 Lisbon Street
1223 Lisbon Street
1306 Lisbon Street
400 Madeira Avenue (new construction)
410 Madeira Avenue (new construction)
615 Madeira Avenue
837 Madrid Street
902 Madrid Street
1510 Madrid Street
1717 Madrid Street (Obispo HD)
2420 Madrid Street
5100 Maggiore Street
5104 Maggiore Street
5108 Maggiore Street
5112 Maggiore Street
6110 Maggiore Street (NC – French Country Village)
6210 Maggiore Street (NC – French Country Village)
235 Majorca Avenue
513 Majorca Avenue

Thru May 2017

537 Majorca Avenue
801 Majorca Avenue
913 Majorca Avenue
736 Majorca Avenue
247 Malaga Avenue
1104 Malaga Avenue
6810 Maynada Street
818 Medina Avenue
916 Medina Avenue
920 Medina Avenue
1425 Medina Avenue
1300 Mendavia Avenue (NC – Santa Maria HD)
1433 Mendavia Avenue
534 Menendez Avenue
102 Menores Avenue
114 Menores Avenue
118 Menores Avenue
1260 Messina Avenue
802 Milan Avenue
904 Milan Avenue
1029 Milan Avenue
1118 Milan Avenue
1314 Milan Avenue
1326 Milan Avenue
1430 Milan Avenue
1434 Milan Avenue
105 Minorca Avenue
434 Minorca Avenue
521 Minorca Avenue
603 Minorca Avenue
745 Minorca Avenue
130 Miracle Mile

136 Miracle Mile
169 Miracle Mile (180 Aragon Avenue)
280 Miracle Mile
320 Miracle Mile
340 Miracle Mile
348-350 Miracle Mile
4101 Monserrate Street
4108 Monserrate Street
4122 Monserrate Street
4200 Monserrate Street
4203 Monserrate Street
4211 Monserrate Street
4300 Monserrate Street
4301 Monserrate Street
4400 Monserrate Street
4401 Monserrate Street
46-50 Montilla Avenue
42 Navarre Avenue
432 Navarre Avenue
504 Navarre Avenue
516 Navarre Avenue
716 Navarre Avenue
811 Navarre Avenue
**Historic District includes S. side of Oak bet. Brooker & Jefferson**
108 Oak Avenue
110 Oak Avenue
114 Oak Avenue (NC)
118 Oak Avenue (NC)
122 Oak Avenue (NC)
126 Oak Avenue
130 Oak Avenue (NC)
134 Oak Avenue (NC)

138 Oak Avenue (NC)
142 Oak Avenue (NC)
146 Oak Avenue (NC)
800 Obispo Avenue
801 Obispo Avenue (NC)
808 Obispo Avenue
812 Obispo Avenue
813 Obispo Avenue
817 Obispo Avenue
818 Obispo Avenue
820 Obispo Avenue (NC)
821 Obispo Avenue
825 Obispo Avenue
829 Obispo Avenue
830 Obispo Avenue
833 Obispo Avenue
836 Obispo Avenue
837 Obispo Avenue
901 Obispo Avenue (NC)
908 Obispo Avenue
912 Obispo Avenue
916 Obispo Avenue (NC)
917 Obispo Avenue (NC)
921 Obispo Avenue
922 Obispo Avenue
925 Obispo Avenue (NC)
928 Obispo Avenue
931 Obispo Avenue
932 Obispo Avenue (NC)
937 Obispo Avenue (NC)
1012 Obispo Avenue
1013 Obispo Avenue

1016 Obispo Avenue (NC)
1020 Obispo Avenue (NC)
1021 Obispo Avenue (NC)
1024 Obispo Avenue
1025 Obispo Avenue (NC)
1028 Obispo Avenue
1029 Obispo Avenue (NC)
1032 Obispo Avenue (NC)
1033 Obispo Avenue (NC)
1036 Obispo Avenue
1037 Obispo Avenue
1043 Obispo Avenue
1101 Obispo Avenue
1102 Obispo Avenue
1108 Obispo Avenue
1111 Obispo Avenue (NC)
1115 Obispo Avenue
1116 Obispo Avenue
1119 Obispo Avenue
1123 Obispo Avenue (NC)
1126 Obispo Avenue (Indiv.)
1131 Obispo Avenue (Indiv.)
1132 Obispo Avenue
1134 Obispo Avenue
1137 Obispo Avenue (Indiv.)
1138 Obispo Avenue (NC)
1139 Obispo Avenue
1143 Obispo Avenue
1148 Obispo Avenue (NC)
1201 Obispo Avenue
1204 Obispo Avenue
1205 Obispo Avenue (Indiv.)

1208 Obispo Avenue
1209 Obispo Avenue (NC)
1212 Obispo Avenue
1213 Obispo Avenue (NC)
1217 Obispo Avenue
1220 Obispo Avenue
1221 Obispo Avenue (NC)
1224 Obispo Avenue
1225 Obispo Avenue
1230 Obispo Avenue
1233 Obispo Avenue (NC)
1236 Obispo Avenue
1237 Obispo Avenue
1240 Obispo Avenue
1241 Obispo Avenue (NC)
1245 Obispo Avenue
1246 Obispo Avenue (NC)
1252 Obispo Avenue (NC)
1253 Obispo Avenue
1257 Obispo Avenue
1258 Obispo Avenue
1300 Obispo Avenue
1301 Obispo Avenue
1305 Obispo Avenue
1309 Obispo Avenue
1310 Obispo Avenue (NC)
1312 Obispo Avenue (NC)
1315 Obispo Avenue
1316 Obispo Avenue (NC)
1317 Obispo Avenue (Indiv.)
1320 Obispo Avenue
1325 Obispo Avenue (Indiv.)

1328 Obispo Avenue (Indiv.)
1329 Obispo Avenue
1330 Obispo Avenue (NC)
1333 Obispo Avenue
1336 Obispo Avenue
1339 Obispo Avenue (NC)
1341 Obispo Avenue
1400 Obispo Avenue
1403 Obispo Avenue
1404 Obispo Avenue
1405 Obispo Avenue (NC)
1408 Obispo Avenue (Indiv.)
1413 Obispo Avenue (NC)
1416 Obispo Avenue (NC)
1417 Obispo Avenue
1421 Obispo Avenue (NC)
1424 Obispo Avenue
1425 Obispo Avenue
1429 Obispo Avenue (NC)
1433 Obispo Avenue
7601 Old Cutler Road
8021 Old Cutler Road
9610 Old Cutler Road
10901 Old Cutler Road
842 Palermo Avenue
3612 Palmarito Street
3920 Palmarito Street
4101 Palmarito Street
4108 Palmarito Street
4122 Palmarito Street
4300 Palmarito Street
4400 Palmarito Street

4408 Palmarito Street
24 Phoenetia Avenue
36 Phoenetia Avenue
215 Phoenetia Avenue
1211 Pizarro Street
1401 Pizarro Street
1402 Pizarro Street
146 Ponce de Leon Boulevard (NC)
148 Ponce de Leon Boulevard (NC)
444 Ponce de Leon Boulevard
1001 East Ponce de Leon Boulevard
1719-1721 Ponce de Leon Boulevard
2312-2322 Ponce de Leon Boulevard
2506 Ponce de Leon Boulevard
2701 Ponce de Leon Boulevard
4855-4857 Ponce de Leon Boulevard
6565 Red Road
5125 Riviera Drive
5129 Riviera Drive
5133 Riviera Drive
6312 Riviera Drive
215 Romano Avenue
222 Romano Avenue
308 Romano Avenue
315 Romano Avenue
325 Romano Avenue
111 Salamanca Avenue
1418 Salzedo Street
1510 Salzedo Street
2120-2140 Salzedo Street
714 San Antonio Avenue
1424 San Benito Avenue

2421 San Domingo Street
544 San Esteban Avenue
631 San Esteban Avenue
715 San Esteban Avenue
521 San Lorenzo Avenue
641 San Lorenzo Avenue
125 San Sebastian Avenue
6101 San Vicente Street (NC – French Country Village)
6705 San Vicente Street
6808 San Vicente Street
4000 Santa Maria Street
4001 Santa Maria Street (NC)
4005 Santa Maria Street
4017 Santa Maria Street
4101 Santa Maria Street (NC)
4106 Santa Maria Street
4107 Santa Maria Street
4114 Santa Maria Street
4117 Santa Maria Street (NC)
4120 Santa Maria Street
4125 Santa Maria Street
4200 Santa Maria Street
4209 Santa Maria Street (Indiv.)
4210 Santa Maria Street
4220 Santa Maria Street
4225 Santa Maria Street (NC)
4300 Santa Maria Street (NC)
4301 Santa Maria Street (NC)
4310 Santa Maria Street (NC)
4320 Santa Maria Street
4321 Santa Maria Street
4409 Santa Maria Street



4412 Santa Maria Street
4421 Santa Maria Street (NC)
4430 Santa Maria Street (NC)
4501 Santa Maria Street
4510 Santa Maria Street
4515 Santa Maria Street
4520 Santa Maria Street
4600 Santa Maria Street
4603 Santa Maria Street
4610 Santa Maria Street (NC)
4615 Santa Maria Street
4620 Santa Maria Street
4701 Santa Maria Street
4720 Santa Maria Street
4725 Santa Maria Street
4730 Santa Maria Street
4733 Santa Maria Street
810 Santiago Street
811 Santiago Street
814 Santiago Street
822 Santiago Street
832 Santiago Street
910 Santiago Street
312 Sarto Avenue
313 Sarto Avenue
239 Sarto Avenue
2208 Segovia Circle
2209 Segovia Circle
3110 Segovia Street
1015 Sevilla Avenue
1025 Sevilla Avenue
1498 Sevilla Avenue

10005-10015 Snapper Creek Road (Banyan Drive)
1122 Sorolla Avenue
1212 Sorolla Avenue
1425 Sorolla Avenue
1375 Sunset Road
1569 Sunset Drive
717 Tibidabo Avenue
2715 Toledo Street
2800 Toledo Street
3317 Toledo Street
3505 Toledo Street
3800 Toledo Street
400 University Drive
515 University Drive (CG Library)
711 University Drive
905 University Drive
4419 University Drive
912 Valencia Avenue
927 Valencia Avenue
1021 Valencia Avenue
1028 Valencia Avenue
818 Venetia Avenue
1143 Venetia Avenue
234 Viscaya Avenue
318 Viscaya Avenue
400 Viscaya Avenue
401 Viscaya Avenue
404 Viscaya Avenue
405 Viscaya Avenue
408 Viscaya Avenue
409 Viscaya Avenue
412 Viscaya Avenue



413 Viscaya Avenue
416 Viscaya Avenue
3615 Viscaya Court

3621 Viscaya Court
4908 Washington Drive
131 Zamora Avenue

Boy Scout Cabin on Granada Golf Course - South side of Granada Golf Course, between Cordova St. and Columbus Blvd.

Pinewood Cemetery - Sunset and Erwin Roads

Segovia Plaza - Intersection of Coral Way, Segovia Street and N. Greenway Drive

DeSoto Fountain & Plaza - Intersection of Sevilla Ave., Granada Blvd. and DeSoto Boulevard

Granada Plaza - Granada Boulevard and Alhambra Circle

“White Way” Street Lights – Located along University Drive, Anastasia Avenue and Riviera Drive

Granada Entrance - Granada Boulevard and SW 8 Street

Columbus Plaza - Coral Way, Intersection of Columbus Blvd. and Indian Mound Trail

Balboa Plaza - Coral Way, Intersection S. Greenway Drive, De Soto Blvd. and Anderson Road

Ponce de Leon Plaza- Coral Way and Granada Boulevard

Douglas Entrance - corner Douglas Road and SW 8th Street

LeJeune Plaza - Coral Way and Le Jeune Road

Country Club Prado Entrance - Country Club Prado and SW 8 Street

Matheson Hammock Park - generally bounded by Journey's End Sub. and a portion of the Coral Gables deep waterway to the north; the Snapper Creek property to the south; Old Cutler Bay Sub. and Avocado Land Co. to the west; and Biscayne Bay to the east

Commercial Entrance - Intersection Alhambra Circle, Madeira Ave. and Douglas Road

Alhambra Plaza Street Median

#### STATE HISTORIC ROADWAYS:

Bird Road - Between Red Road and Ponce de Leon Boulevard

Coral Way - Between LeJeune Road (S.W. 42<sup>nd</sup> Avenue) on the east and Red Road (S.W. 57<sup>th</sup> Avenue) on the west

Old Cutler Road

Red Road – From S.W. 8<sup>th</sup> Street to S.W. 72<sup>nd</sup> Street

Sunset Drive - Between Cartegena Plaza and Southwest 56<sup>th</sup> Avenue and between Southwest 69<sup>th</sup> Avenue and Southwest 87<sup>th</sup> Avenue



(6) Block. A block shall be deemed to be that property abutting on a street on one side of such street and lying between the two nearest intersecting or intercepting streets or nearest intersecting or intercepting street and railroad right of way or waterway, golf course, campus, park or other open space.

(7) Building. A building is a structure entirely separated from any other structure by space or by walls in which there are no communicating door or windows or similar openings.

(8) "Bungalow Court". A "Bungalow Court" or "Bungalow Court apartments" is a group of two or more, either attached or detached, one-story single family dwellings on one or more adjoining lots under the same ownership, having separate outside entrances on the ground floor level for each single family dwelling.

(9) Court. An open, unoccupied, unobstructed space, other than a yard, on the same lot as a building. Trees or shrubs may be used in a court.

(10) Court, Inner. A court not extending to a street or alley or to the front, side or rear yard.

(11) Court, Outer. A court extending to a street or alley or to a front, side or rear yard.

(12) Depth of Lot. The depth of a lot is the mean distance between its mean front street line and its mean rear line.

(13) Duplex or two-family dwelling or residence. A residence building designed for, or used as, the separate homes or residences of two (2) separate and distinct families having a single front entrance, and the exterior appearance of a single family dwelling house.

(14) Dwelling house, or single family residence. A private residence building used or intended to be used as a home or residence in which all living rooms are accessible to each other from within the building, and in which the use and management of all sleeping quarters, all appliances for cooking, ventilating, heating or lighting are under one control, designed for the use of one family only.

(15) Family. One or more persons occupying premises and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, a lodging house, or hotel, as herein defined.

(16) Garages, public and private; garage or studio apartment; and apartment garage.

(a) A public garage, except as otherwise provided in this paragraph, is a building or premises in a C or M district arranged, designed and intended to be used for the storage or service of motor vehicles for hire or reward, or which does not come within the definition of a private garage as herein set forth.

(b) A private garage is a building with ground area not in excess of 600 square feet, or one third of the total ground area of the residence building, whichever is the greater, designed and intended to be used for storage on the ground floor of not more than four individually owned passenger automobiles devoted to the private use of the owner, when such garage is located on the same premises, as an auxiliary use, with the residence or apartment or business of the owner of such automobiles so stored, and where no fuel is sold.

(c) An apartment garage is a building designed and intended to be used for the housing of automobiles belonging to the occupants of an apartment building on the same premises, in connection with a bungalow court or an apartment building and having a square foot area not more than sufficient to house a number of automobiles not exceeding

the number of apartments.

(d) A garage apartment is a building in an R district designed for use as a private garage, with living quarters in the same building.

(e) A studio apartment is a one or two story building, having either one or two apartments, of a floor area not exceeding 600 square feet each, with or without a private garage as a part of the building, the rear line of which building shall not be more than 10 feet distant from the rear lot line.

(17) Grade. The finished grade of premises, improved by a building is the elevation of the surface of the ground adjoining the building. The established grade of premises whether vacant or improved is the highest elevation of the sidewalk at the property line as fixed by the city. Where the finished grade is below the level of the established grade, the established grade shall be used for all purposes of this Ordinance.

(18) Height of Building. The height of a building shall be the vertical distance measured from the mean level of the established grade to the level of the highest point of the under side of the finished ceiling line. Where the structure is set back from the street line, the mean level of the finished grade of the premises along the line of that part of the structure nearest the street line may be substituted for the established grade for the purpose of determining the height of a building.

(19) Lot. A parcel of land having not less than the minimum area permitted in the Use district for the building to be erected thereon, including such open spaces as are required by this ordinance and such open spaces as are arranged and designed to be used in connection with such building, but in no case containing less than area prescribed by this ordinance, shall be deemed a lot for the purpose of this ordinance. A corner lot is a lot at the junction of and fronting on two or more intersecting streets.

(20). Private Club. The term "private club" shall pertain to and include those associations and organizations of a fraternal or social character, or which are maintained in connection with a golf course; and shall not include casinos, night clubs or other institutions operated as a business.

(21) Non-conforming use. A non-conforming use is a use which does not comply with the regulations of the use district in which it is situated.

(22) Street. A thoroughfare used for public foot and vehicle traffic other than an alley as herein defined, shall be deemed a street.

(25) Street line. The street line is the dividing line between a street and the lot. The shortest street line shall be deemed to be the front street line, except in cases where contiguous inside lots of similar area to corner lots have a greater frontage than depth, in which case the longest street line shall be the front street line of the corner lot.

(24) Set-back. The minimum horizontal distance between the street line and the front line or side line of the building including terraces or any covered projection thereof, excluding steps.

(25) Yard. An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.

(26) Yard, front. An unoccupied area between the front property line and the front line of any main or accessory building, measured at its least dimension and extending from one side yard to the other, exclusive of steps and open terraces.

(27) Yard, rear. An unoccupied area extending across the full width of the lot between the rear line of any main or accessory building and the rear line of the lot, commencing at such rear line, and measured at its least dimension.

(28) Yard, side. An onoccupied area between a main or accessory building and the side line of the lot and commencing at such side line and extending from the street line to the rear yard, measured at its least dimension; providing that a porte-cochere attached to a residence building or a detached garage or garage apartment abutting the front line of the rear yard space, shall be permitted in side yards in R districts.

Section 3. USE DISTRICTS. For the purpose of classifying, regulating and restricting the location of trades and industries, and the location of buildings designed for industrial business, residence, and other uses, the City of Coral Gables is hereby divided into four classes of Use Districts, to-wit:

- (1) Residence Districts, being 3 districts.
- (2) Apartments and Hotel Districts, being A districts.
- (3) Commercial Districts, being C districts.
- (4) Industrial Districts, being I districts.

The use districts herein above referred to are designated on certain Use District maps attached to and expressly made a part of this ordinance. No building shall be erected, nor shall buildings or premises be used for any purpose other than the purpose permitted by this ordinance in the use district in which such building or premises is or are located.

Section 4. RESIDENCE DISTRICTS. (a) In the residence district no building or premises shall be used nor shall a building be erected, altered or enlarged which is arranged intended or designed to be used for an A, C or I.1 use as defined herein-after.

Except where specifically permitted by this ordinance in an R-1 district, no R-2, R-3 or R-4 uses are permitted; in an R-2 district no R-3 or R-4 uses are permitted; in an R-3 district no R-4 uses are permitted; R-5 and R-6 uses are permitted in any R use district.

(b) For the purpose of this ordinance residence districts are classified as R districts numbered 1, 2, 3 and 4, and their uses are hereby defined as uses designed for and permitted in such R districts 1, 2, 3 and 4 and conforming to the provisions relating to such respective districts; and all R uses are classified as R1, R2, R3, R4, R5 and R6 uses, as follows:

An R1 use shall include every use as a single-family dwelling house.

An R2 use shall include every use as a duplex dwelling or two-family residence, as herein defined.

An R3 use shall include every use as a bungalow court or bungalow court apartments.

An R4 use shall include every use as a studio or garage apartment, the rear wall of which is not farther than 10 (ten) feet from the rear of a lot without other residence building.

An R5 use shall include every use as golf or tennis grounds or similar use, church, convent, parish house, private club, public recreation buildings, community center building, music school, university, university dormitory, university fraternity or sorority house, public school or a private or boarding school or college unless such private or boarding school or college is operated so as to bring it within the definition of the C use. Provided, that no building shall be erected or used for purposes of a music school, public school, private or boarding school or private club unless the City Commission shall, after due notice to owners of adjacent property, order and direct the issuance of a permit for that purpose.

No "night club" or casino, as popularly defined, shall be allowed in the City of Coral Gables.

An R6 use shall include every use as a public park or public playground, or police station, fire station or municipal building.

(c) Not more than one residence building shall be permitted on a lot in Residence districts 1, 2 or 4 and no residence building of any class shall exceed 2½ stories in height.

Section 5. APARTMENT DISTRICTS. (e) In an apartment district no building or premises shall be used nor shall a building be erected, altered or enlarged which is arranged, intended or designed to be used for a C or M use as defined hereinafter, but R1, R2, 5 and 6 uses are permitted. In an apartment District no building or premises shall be used nor shall any building be erected, altered or enlarged which is arranged, intended or designed to be used except for R or A uses or special uses exclusively as hereinafter provided.

(b) For the purpose of this ordinance, uses are hereby defined as uses other than R uses, designed for and permitted in Apartment districts and conforming to the provisions relating to such districts; and all A uses are classified as A1, and A2 uses as follows:

A-1 Use. An A1 use shall include every use as an apartment house, apartment garage, lodging house, or a hotel which is maintained within the limitations in Apartment Districts imposed thereon by this ordinance.

A-2 Use. An A2 use shall include every use as a public library, public museum, public art gallery, hospital or sanitarium, an eleemosynary institution except as otherwise classified, or a private club excepting a club the chief activity of which is a service customarily carried on as a business.

#### Section 6. AUXILIARY USES IN RESIDENCE OR APARTMENT DISTRICTS.

(a) Auxiliary uses which do not alter the character of the premises in respect to their use for residential purposes shall be permitted in Residence and Apartment Districts. Auxiliary uses shall include the following, but the enumeration of such uses shall not be deemed to prevent proper auxiliary uses that are not referred to:

Signs stating the use and/or address of the occupant of the premises and/or the name of the building, if an apartment building.

The office of a surgeon, physician or dentist, located in the dwelling or apartment used as the private residence of such surgeon, physician or dentist.

Customary home occupation located in a dwelling, studio, or apartment and carried on only by the members of the household of the person occupying such dwelling, studio, or apartment as his private residence, provided no window or other display or sign is used to advertise such occupation.

The renting of not more than three rooms (in an R district), or a greater number in an A district, or the providing of table board to roomers in a dwelling or apartment house occupied as a private residence, provided no window or other display or sign is used to advertise such use.

A public dining room or restaurant located in a hotel.

Such facilities as are required or useful for the operation of a hotel or apartment house, or for the use or entertainment of guests or tenants of the hotel or apartment house, when conducted and entered only from within the building; subject to the limitations in this and other ordinances.

Hotels with one hundred (100) or more guest rooms may contain business establishments of the C-1 classification providing the exterior of the building shall not

contain store fronts or have the appearance of commercial or mercantile activities or any display of articles or services for sale which are visible from the exterior of the building, or on the grounds facing a public highway or water frontage, and providing further that places of business established under the provisions of this section shall only be entered from within the building.

Private dining halls, printing presses, students' laboratories or workshops, playgrounds, athletic fields, or other customary facilities in connection with an R use.

Recreation and service buildings in a public park or public playground.

In R districts, 1, 2 and 3, a private garage, with or without living quarters for the use only of servants employed on the premises, and in A districts an apartment garage, not in excess of the ground area prescribed by this ordinance, and otherwise conforming to the provisions hereof concerning such structure.

SECTION 7. COMMERCIAL DISTRICTS. (a) In a Commercial district no building or premises shall be used nor shall a building be erected, altered, or enlarged which is arranged, intended, or designed to be used for I.I uses as defined hereinafter. In a Commercial District no building or premises shall be used nor shall any building be erected, altered or enlarged which is arranged, intended or designed to be used except for R, A or C uses; or for special uses exclusively as hereinafter provided, only on approval of the City Commission as to such special uses.

(b) For the purpose of this ordinance C uses are hereby defined as uses other than R and A uses, designed for and permitted in Commercial Districts and conforming to the provisions relating to such districts; and all C uses are further defined and classified as C1, C2, C3 or C4 uses, as follows:

C-1 Use. A C-1 Use shall include every use as:

- |   |  |
|---|--|
| 1. Any use permitted in A districts.          | 17. Music stores and Radio stores.   |
| 2. Banks and stock exchange offices.          | 18. Hardware stores.   |
| 3. Barber shops and beauty parlors.           | 19. Offices.   |
| 4. Department stores.                         | 20. Postoffices.   |
| 5. Antique and Curio shops.                   | 21. Photograph galleries.  |
| 6. Confectionery and ice-cream shops.         | 22. Wholesale sales and showrooms.   |
| 7. Drug stores.                               | 22. Shoe stores.   |
| 8. Awning stores,                             | 24. Restaurant.  |
| 9. Interior decorating, costuming, draperies. | 25. Sporting goods stores.   |
| 10. Haberdashery shops.                       | 26. Stationery stores.   |
| 11. Furniture Stores.                         | 27. Telegraph and telephone offices.   |
| 12. Lodge Halls and Convention Halls.         | 28. Theatres and motion picture houses, or other similar enterprises or businesses, which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated. |
| 13. Luggage shops.                            |  |
| 14. Millinery shops.                          |  |
| 15. Modiste, wearing apparel, furriers.       |  |
| 16. Jewelry stores.                           |  |

C-2 Use. A C2 use shall include every use as:

- |   |   |
|---|---|
| 1. Every use permitted in a C1 district.              | 9. Employment agencies.   |
| 2. Medical or dental clinic.                          | 10. Shoe repairing shops.   |
| 3. Public or private hospital or sanitarium.          | 11. Retail electric stores and repair shops.  |
| 4. Artificial flower manufacture.                     | 12. Variety stores.   |
| 5. Automobile accessory stores.                       | 13. Package liquor store, or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated. |
| 6. Grocery store.                                     |   |
| 7. Meat market (except the handling of live poultry). |   |
| 8. Conservatories.                                    |   |

C-3 Use. A C-3 Use shall include, provided all material products are stored and all manufacturing operations are carried on entirely within the substantial buildings completely enclosed with walls, and provided no operations are of such a nature as to be offensive or obnoxious to the occupants of adjoining lots devoted to residential purposes, by reason of the emission of dust, smoke, fumes, gas, noise or vibrations, the following uses:



1. Every use permitted in C1 and C2 districts.
2. Automotive manufacturing or repair shop.
3. Automobile parts or tire repair or vulcanizing shops.
4. Bakery.
5. Public garage; machine shop.
6. Automobile filling or service station.
7. Internal Combustion engine operated in connection with any use permitted in a Commercial district, provided such engine is equipped and operated only with a competent muffling device.
8. Dance Halls.
9. Billiard room.
10. Bowling alley.
11. Custom dyeing or cleaning, clothes cleaning, steam cleaning.
12. Fish market, only upon special permit granted by the City Commission.
13. Carpet cleaning, provided no dust is permitted to escape from the building.
14. Cigars, cigarettes, or smoking tobacco manufacturing.
15. Pawn shops.
16. Pharmaceutical products, toilet preparations, patent or proprietary medicines, or baking powder manufacturing, provided no toxic or corrosive fumes, offensive odors or dust are permitted to escape from the building.
17. Private schools.
18. Printing shops.
19. Storage in fireproof warehouse of clothing, dry goods, furniture, glass, hardware, household goods.
20. Telephone exchange.
21. Retail store, retail trade, vocation, profession, or shop for custom work or the making of articles to be sold on the premises at retail to the ultimate consumer, provided the operation of such store, trade, vocation, profession or shop does not involve the handling or trucking of materials, products, or articles across the abutting public streets or alleys in sufficient quantities as to produce undue congestion in such streets and alleys or interfere with the usual functioning of those streets or alleys.
22. Or other similar enterprises or businesses which are not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses herein enumerated, and provided no operations are of such a nature as to become offensive or obnoxious to the occupants of adjoining residence or apartment uses by reasons of the emission of odors, fumes or gases, dust, smoke, noise or vibrations.

*See 7461*  
Section 8. INDUSTRIAL DISTRICTS. (a) In an industrial

district, no building or premises shall be used nor shall a building be erected, altered or enlarged which is arranged, intended or designed to be devoted to a use prohibited in the City of Coral Gables by any other ordinance; nor shall any use be permitted, which by reason of noise, odors, noxious fumes, smoke or otherwise shall constitute a nuisance to residents in adjoining H or A use districts.

(b) "I" Use. For the purpose of this ordinance an I use is hereby defined as any use for an occupation, business or activity other than an R, A or C use, that may lawfully be carried on within the City, and shall include every lawful use except an R, A or C use.

Section 9. SPECIAL USES. For the purpose of this ordinance

all special uses are classified as follows:

Airdrome.	Penal or correctional institution.
Street car or bus barn.	Police or fire station.
Circus, carnival, open air or tent show or similar use, operated for purposes of private profit, only upon approval of City Commission.	Public service water reservoir, filtration plant, or pumping station.
Hospital or sanatorium for the care of crippled children.	Railroad Stations.

Section 10. NON-CONFORMING USE. A non-conforming use

lawfully existing at the time of the passage of this ordinance may be continued subject to the following conditions:

(a) A non-conforming use shall not be extended, but the extension of a use at any portion of a building which was arranged or designed for such non-conforming use at the time of the passage of this ordinance shall not be deemed the extension of a non-conforming use.

(b) A building designed or devoted to a non-conforming use may not be constructed or structurally altered to an extent exceeding an aggregate cost during any ten-year period of fifty per cent of the value of the building, unless the use of the building is changed to a conforming use.

(c) A non-conforming use, if changed to a more restricted non-conforming use shall not thereafter be changed to a still more non-conforming use.

(d) A non-conforming use shall not be changed unless changed to a more restricted use, providing that in a residential district an M use shall not be changed unless changed to a conforming use.

(c) A non-conforming use, if changed to a more restricted non-conforming use shall not thereafter be changed to a still more non-conforming use.

(d) A non-conforming use shall not be changed unless changed to a more restricted use, providing that in a residential district an M use shall not be changed unless changed to a conforming use.

(e) A non-conforming use shall not be continued, if by reason of odors, noxious fumes, smoke, noise or otherwise it shall become a nuisance to residents in adjoining R or A use districts.

(f) Whenever a non-conforming use of a building has been discontinued for a period of one year or more, such non-conforming use shall not thereafter be re-established, and the future use shall be in conformity with the provisions of this ordinance.

(g) Nothing herein contained shall validate any non-conforming use existing at the effective date of this ordinance and not permitted hereby.

#### Section 11. HEIGHT OF BUILDINGS.

1. No residence building shall be constructed in Coral Gables more than two and one-half stories in height,

2. No apartment building, hotel or other structure shall be constructed in Coral Gable of more than three stories in height, without special permission of the City Commission first obtained.

#### Section 12. GENERAL REGULATIONS.

(a) Architectural type. All buildings shall be of Spanish, Venetian, Italian or other Mediterranean or similar harmonious type architecture, except:

(1) In the Industrial Section, McFarlane Homestead and Golden Gate subdivisions;

(2) In the Biltmore Section and Biltmore Addition, where modernistic type houses are also permitted;

(3) Where otherwise required by the terms of presently existing restrictions in deeds conveying lots or lands, or specially provided for herein.

(b) Exterior Walls. All exterior walls of buildings shall be constructed of concrete or glass block, poured concrete, stone, hollow tile, or coral rock, without wooden facings, and all exterior masonry surfaces shall be stuccoed and painted excepting those of coral rock, stone or glass. Clay brick may be used only for sills and trim. All exterior coloring shall be approved by the Supervising Architect and Building Inspector before being applied.

(c) Roofs. Excepting in C and L districts, in McFarlane Homestead and Golden Gate subdivisions, and in districts where modernistic type construction is permitted, no flat roofs shall be permitted on single family or two-family dwellings, except over rooms on the rear end of two-story dwellings on inside lots. All pitched roofs shall be of vitrified clay tile, or coral rock slabs laid shingle-fashion. Vitrified clay tile, only, shall be permitted; flat roofs shall be permitted on studio and garage apartment buildings in P.4 districts, and on apartment and Commercial or manufacturing buildings.

Where flat roofs are used on modernistic type houses, they shall be of poured concrete.

All parapet walls or copings on any single or two-family residence building or apartment building; and on the front and or side, facing a street, or on private garage

building, s studio or garage apartment building in an R4 district, or a commercial building in a C-1 or C-2 district, shall be finished with tile.

(e) Walls, fences, shrubbery, utility lines, driveways.

1. Every permit for erection of wall or fence in rear five feet of any rear yard shall provide that it is subject to revocation, and to requirement that the wall or fence be removed by the owner at any time on request of a utility company requiring the use of the space for utility purposes; and that if the property owner fails to remove, <sup>on</sup> demand and notice, the utility company or City may, at his expense.

2. All fences or walls shall be of concrete block or rock, and block surfaces to be plastered with stucco; excepting wooden fences on Avenue Santa L.aria.

3. No lot line walls or shrubbery over four (4) feet high shall be permitted within twenty feet of a street or alley intersection, or within twenty feet of front of lot adjacent to a driveway on abutting premises.

4. Utility poles and lines in residential districts having alleys shall be placed in five-foot strip in middle of alley, in all cases where lots on both sides of alley are zoned for any residence purpose; in all other residential districts, where practicable, to be placed in rear yard areas reserved for utility uses by easements granted for that purpose.

(f) Driveways. At the time of issuance of a permit for the construction of a building on premises not having a driveway from the outer sidewalk line to the pavement line of the street (and where the normal use and occupancy of such building requires vehicular traffic across the parkway between the pavement and the outer sidewalk line), the applicant for the permit shall deposit with the City of Coral Gables an amount, not less than \$25.00, sufficient to cover the cost of paving a driveway pavement between the outer sidewalk line and the pavement line conforming to the street pavement type, and the City shall construct such driveway pavement in due course, applying so much of such deposit as shall be necessary for that purpose, the balance, if any, remaining to be returned to the applicant.

#### Section 18. SPECIAL PROVISIONS AS TO PRIVATE AND APARTMENT GARAGES, GARAGES AND STUDIO APARTMENTS.

In R1, R2 and R3 districts:

1. No garage, or garage apartment shall be constructed before, but may be built concurrently with, main building, but must not be completed before main building is completed except as to interior trim and decorations; and shall not be occupied before main building is entirely completed. A two-story garage apartment shall not be constructed on the same premises as a one-story residence building.

2. Garage apartment occupancy is limited to use for servants employed on premises of residence building.

3. Only one garage or garage apartment building shall be permitted on plot occupied or used for residence building.

4. The floor area of garage apartment shall not exceed 600 sq. ft. or one-third of ground area of residence building, whichever is the greater.

In RS and R4 and A Districts.

5. Garage or studio apartments without other residence building are permitted only in R4 districts, where garage or studio apartment must be set back to within 10 feet from the rear property line, except in the case of an alley in rear of lots zoned on both sides for residence purposes, in which case the apartment may be set back to within 5 feet from rear property line.

6. In A. districts, and in connection with bungalow courts in R-3 districts, no apartment garage or garage apartment shall be set closer than 60 feet to the front lot line.

7. The required minimum cubic feet content of an R1 or R2 residence building or of an apartment building shall not include garage or garage apartment, whether a part of or detached from residence building.

#### SECTION 14. MISCELLANEOUS USE RESTRICTIONS.

(1) Filling stations, public garages, auto repair and machine shops. No service or gas filling station, public garage, auto repair or machine shop shall be permitted (excepting in locations where now conducted), on lots abutting Biltmore Way or Coral Way; or on Ponce de Leon Boulevard, between the Tamiami Trail and Bird Road.

(2) Retail Liquor stores, filling stations, public garages, slot machines, and "Used Car Lots".

Nothing herein contained shall be construed to in any way, lower any of the restrictions contained in Ordinance Nos. 116, 220, 246 and 255 relating to use of premises for used car lots, garages and filling stations, slot machines and liquor stores.

(3) Domestic animals and fowl. Horses, ponies, cattle, goats, pigs or other livestock and poultry, pigeons, and peacocks shall not be permitted to be kept on any premises in Coral Gables north of Blue Road, excepting that in that part of the south half of Block 17, Section K, now used for riding academy purposes, where such riding academy use is permitted subject to the other provisions of this ordinance.

Nor shall any such animals or fowl be permitted to be kept on any premises in that part of Coral Gables south of Blue Road, within one thousand feet of any other premises occupied for residential purposes, except upon special permit granted by the City Commission, after written notice of application therefor to all other heads of families occupying a residence building within a radius of one thousand feet of the premises where the same are to be kept.

(4) Billboards. No billboards, as hereinbefore defined, shall be allowed on any premises in Coral Gables.

(5) Houseboats. No houseboat that is not propelled by its own power shall be permitted to anchor to a dock or to land, or to remain in any of the water-ways within the City Units of Coral Gables for more than six hours.

(6) Docks and wharfs. No dock, wharf or other similar structure shall be built in any of the navigable waters, or land abutting thereon, within the corporate limits of the City of Coral Gables, without the special permission of the City Commission of Coral Gables.

(7) Uncompleted buildings. No building not completed in substantial compliance with plans and specifications upon which building permit was issued, shall be permitted to be maintained on any land in Coral Gables within one thousand feet of any building devoted to R, A or C uses, for more than six months after the commencement of erection of such new building, except upon special permit granted by the City Commission, and only for such period as it may prescribe.

Section 15. MINIMUM FRONT, SIDE AND REAR YARDS. All lots and lands in all R, A and C use districts of the City of Coral Gables shall have front yards and rear yards of the minimum depths, and side yards of respective minimum widths hereinafter mentioned, that is to say:

FRONT YARDS.

1. In Residence Districts. All lots facing on the following streets shall have front yards of the respective depths hereinafter mentioned, to-wit:

Grenade Boulevard south of the north line of the lots north of end facing on Sorolla Avenue to Bird Road, fifty (50) feet, excepting on the east side of Granada Boulevard, between Avenue Castile and Coral Way, where lots shall have front yards of 35 feet depth.

Coral Way, west of Anderson Road to Red Road, fifty (50) feet.

And lots in Country Club Section, Parts One, Four, and Five, facing on both a golf course and a street or avenue (excepting lots in Block 50, Country Club Section, Part Four, abutting the golf course from Salvatierra Drive south and east to the intersection of Bird Road and Granada Boulevard, and lots fronting on Santa Maria Street and Anastasia Avenue between Granada Boulevard and Seville Avenue) shall have front yards fifty (50) feet deep.

South Greenway Drive, thirty-five (35) feet.

North Greenway Drive from Coral Way, at Avenue Segovia, to Avenue Astruria, thirty-five (35) feet.

Anastasia Avenue between Granada Boulevard and Avenue Sevilla, thirty-five (55) feet.

Santa Maria Street, Ridge Road and Beira Mar, (30) feet.

Any lot less than 75 feet in depth, fifteen (15) feet. Where due to curved contour of front or rear of lots or otherwise, the lots in a block fronting on a curving street are of varying depth, so that the requirement herein for a front yard of uniform depth in all lots in such block would constitute a hardship in the case of lots of lesser depths; the front yards shall be of that depth required to constitute such relative uniformity as shall best preserve the appearance and desirability of the lots when improved; and the City Manager and Building Inspector shall jointly establish and approve such front yard depth, so determined, in the case of each tract as the same shall be improved, but in no such case shall the front yard depth requirement be less than twenty-five feet, except in cases where such minimum shall exceed the minimum depth required by restrictions contained in deeds under which the owner derives title to the premises. The irregular shape of a lot shall not excuse the application of the minimum front yard requirement.

Lots in McFarlane Homestead or Golden Gate subdivisions, no requirement as to front yard restrictions.

Lots in areas wholly surrounded by water, no front, side or rear yard restrictions.

(a) Any other lot in Coral Gables shall have a front yard twenty-five (25) feet deep except that where an existing building is built at a lesser distance from the front lot line, the other lots facing on the same side of the street in the same block shall have front yards of the same depth.

(b) In the case of a corner lot which has one side on a street which other lots in the same block face, a building on such a corner lot must be set back the same distance from such side street as is provided herein for lots facing such side street.

# REAR AND SIDE YARD REQUIREMENTS

(c) A corner lot, except as otherwise provided, shall have a side yard fifteen (15) feet wide on the side street end five (5) feet wide on the ether side. In McFarlane and Golden Gate subdivisions, all lots shall have side yards five (5) feet wide on each side.

An inside lot having a front line or fifty (50) feet or less shall have side yards twelve (12) feet wide on one side, and five (5) feet wide on the other side. A lot or tract having a front line of sixty (60) feet or more shall have a side yard fifteen (15) feet wide on one side and five (5) feet wide on the other.

(d) All lots not abutting on an alley in rear shall have a rear yard at least (5) feet deep.

2. In all Apartment Districts, all lots shall have:

(a) Front yards of minimum fifteen (15) feet depth, except as elsewhere herein provided for lots fronting on Coral Way between LeJeune Road and Anderson Road, and except where an existing building in apartment district has a front yard depth greater than fifteen (15) feet, such depth shall be the established depth of front yards, for all lots in the block on same side of street.

(b) Front yards of minimum of 25 feet depth on Coral Way between LeJeune Road and Anderson Road.

(c) Side yards of minimum width of ten (10) feet on one side of lot and fifteen (15) feet on the other side.

(d) Rear yards, five (5) feet deep.

R uses in A Use Districts are subject to the same front end rear yard requirement as the A use district, and to the minimum side yard requirement for R use districts.

3. Commercial Districts. In C-1 use districts, a lot shall have a front yard ten (10) feet in depth.

In all C use districts, where there are no front yard requirements for commercial uses, none are required for R or A uses, but such R and A use buildings are subject to minimum side and rear yard and all other requirements for R and A districts.

No other front side or rear yard requirement for C2 or C5 districts.

4. Manufacturing Districts. No yard requirements for M. districts.

Section 16. FACING OF LOT AND BUILDING. Every lot shall be deemed to face that highway on which it has its shortest dimension; and any building shall face the front of the lot; and be subject to the restrictions governing buildings on such highway on which it is deemed to face:

Excepting, however:

(a) All lots at a corner on Alhambra Circle, De Soto, Ponce de Leon, East Ponce de Leon or West Ponce de Leon Boulevards, Indian Mound Trail, or Country Club Prado, shall be deemed facing on said Circle, Boulevards, Trail or Prado, as the case may be;

(b) Lots on the south one-hundred-fifty (150) feet of blocks 10, 13 and 14, of Section "D" shall be governed by restrictions for other lots facing on Avenue Sevilla, West of Avenue San Domingo.

(c) Lots in the one-hundred (100) foot strip on either side of Ponce de Leon Boulevard shall be governed by restrictions for lots facing that boulevard.

(d) Lots in Country Club Sections, Part 1, 4 and 5 facing on any two of either of the following, to-wit: a golf course, a highway or a waterway.

(e) Whenever a lot is so shaped or situated that its facing may be uncertain or the specific restrictions herein provided may be ambiguous when applied thereto, it

shall be subject to the highest restrictions that may be made applicable by either construction of the provisions hereof.

Section 17.

This ordinance shall be known as the "Zoning Ordinance of the City of Coral Gables, Florida," and the naps hereto attached designated as the "District Maps," consisting of Use District Maps and Building Content and Area Haps.

Every building hereafter erected, constructed, reconstructed, or structurally altered shall be located on a lot as herein defined, and in no case shall there be more than one building on one lot except as herein provided for.

No lot area shall be so reduced or diminished that the yards or other open spaced hereby required shall be smaller than prescribed by this Ordinance, nor shall the density of population be increased in any manner except in conformity with the area regulations herein established or shown on the Building Content and Area map.

In interpreting end applying the provisions of this ordinance, they shall be held to be the minimum requirements for the promotion of the health, safety, morals or general welfare of the community. It is not intended by this ordinance to interfere with, abrogate or annul any easements, covenants or other valid title restrictions imposed by agreements between parties, provided however, that where this ordinance imposes a higher standard upon the use of buildings or premises, or requires larger open spaced or other restrictions than are imposed or required by other ordinances, rules, regulations or by easements, covenants, or agreements, the provisions of this ordinance shell control.

Section 18. BUILDING CONTENT AND AREA DISTRICTS. The City of Coral Gables is hereby divided into Building Content and Area districts (designated as BCA districts), and the boundaries of such districts by lots, blocks or areas, are shown on the Building i Content and Area maps attached aereto which together with the legends, words, figures, letters, symbols and other explanatory matters thereon shall be made parts of this ordinance as if the matters and information thereon were all fully described herein.

(a) The minimum cubic foot content (exclusive of garages or garage apartments) required in residence buildings for R1, R2, R3 (excepting bungalow courts, and R4 uses, and for apartment buildings for A uses, the minimum ground area, in square feet, per family unit for bungalow courts and the cubic foot content per front foot of building, or, in the alternative, the minimum cost of building per front foot of building for C uses, are indicated -> on said BCA maps by certain letters and figures constituting code symbols; said code symbols represent the minimum requirements for buildings, hereafter erected of the type and for uses stated in this paragraph, and a table of said code symbols, together with the respective uses and minimum requirements set opposite thereto and represented thereby as aforesaid is as follows:

<u>CODE SYMBOL</u>	<u>USE</u>	<u>MINIMUM CUBIC FBET CONTENT</u> <u>OF BUILDING REQUIRED.</u>
CF 2½	R4	11,500
CF 3	R1	10,900
CF 3½	R1	11,300
CF 5	R1	16,800
CF 6	R1	19,000
CF 7½	R1	22,000
CF 3	R1	23,700
CF 9	R1	26,000
CF 10	R1	27,500
CF 12	R1	33,500
CF 15	R1	40,500
CF 17½	R1	44,000
CF 20	R1	47,000
CFD 7½	R2	25,400
CFA 8	A	26,700
CFA 10	A	32,200
CFA 12	A	37,500

CFC1	C-1	For 1-story building, 750 cubic feet content per front foot of building, or minimum cost of \$200. per front foot of building;
	or,	
	C1	For two-story building, 1250 cubic feet content per front foot of building, or minimum cost of \$350. per front foot of building.
-----		
CFC2	C-2	1-story building, 750 cubic feet content per front foot of building, or minimum cost of \$100 per front foot of building;
	or,	
	C-2	2-story building, 1250 cubic feet content per front foot of building, or minimum cost of \$175. per front foot of building.
-----		
CFC3	C-3	1-story building, 750 cubic feet content per front foot of building, or minimum cost of \$75. per front foot of building;
	or,	
	C-3	2-story building, 1250 cubic feet content per front foot of building, or minimum cost of \$130. per front foot of building.
-----		
GABC	R-3	Minimum ground area of Bungalow Court 2800 square feet.

In R-2 Use districts, single-family residence buildings shall be subject to CF-7 $\frac{1}{2}$  minimum requirements, and in A-use districts, R-2 use buildings shall be subject to CF-7 $\frac{1}{2}$  and R-1 use buildings to CF-5 minimum requirements, unless otherwise specified in this ordinance or accompanying maps.

In C-use districts, residence buildings shall be subject to CF-5 and apartment buildings to CFA-3 minimum requirements.

Apartments in Commercial districts shall be subject to minimum family unit floor area requirements in A use districts.

#### APARTMENT BUILDING FLOOR AREA.

(b) Apartment buildings hereafter erected shall provide a floor area of not less than six-hundred (600) square feet per family unit.

In all commercial districts, buildings (other than single-family dwellings), erected for dwelling purposes shall comply with the lot area and floor area per family regulations prescribed for apartment districts; and single-family dwellings in such commercial districts shall conform to the lot area regulations prescribed in R-1 uses.

Buildings constructed for residential use in business zones shall provide a ten (10) foot side yard or court on either side above the first story.

#### BUNGALOW COURT GROUND AREA.

(c) Bungalow or bungalow court apartments hereafter erected, reconstructed or structurally altered shall provide a minimum of not less than twenty-eight hundred (2800) square feet of ground area per family unit; a distance of at least ten (10) feet at its least dimension shall be provided between building walls, and at least 40% of the gross lot area shall be devoted to an outer court or courts for safe ingress and egress.

#### FILLING STATIONS, GASOLINE CONTENT AND OTHER REQUIREMENT.

(d) The construction of gasoline filling stations shall comply with the following requirements: (a) The roof over the station shall be of tile, pitched, and extend from the station over the gasoline tanks. (b) The station building shall have a minimum content of not less than five-thousand (5000) cubic feet.

(c) The driveway shall be paved with poured concrete.

(d) The actual construction cost of the station, exclusive of driveway and equipment shall not be less than five-thousand (\$5,000) dollars.



Single-family dwellings, two-family dwellings, apartments, studio apartments and garage apartments where permitted to be erected without other dwelling on lot; shall not (exclusive of private or apartment garage in other than R4 districts) occupy more than 35% of lot area; and bungalow court apartments shall not occupy more than 40% of lot area.

Section 10. MINIMUM GROUND AREA. The following minimum ground area are required for Residence or apartment building construction:

On presently unsubdivided land:

- (a) North of Bird Road, 6250 square feet.
- (b) South of Bird, north of Sunset (except Shriners' Golf Course and lower Biltmore golf course), 10,000 square feet. Shriners' and lower Biltmore golf courses, one acre. South of Sunset, 10,800 square feet.

No plat of any subdivision containing smaller lots shall be approved.

Section 21. MINIMUM LOT AREA IN CERTAIN SECTIONS. To effect the observance of plans and subdivision restrictions incorporated in deeds and contracts, as well as to effect the other stated purpose of this ordinance, no building shall be erected on less than two lots as at present platted of record in the following locations in the City of Coral Gables, namely:

1. In Section A: Facing Anderson Road, DeSoto Boulevard, Granada Boulevard, Columbus Boulevard, Coral Way or Plaza Columbus, except in the case of lots at least fifty-five (55) feet wide, as at present platted.

2. In Section 3: Facing Granada Boulevard, North Greenway Drive, South Greenway Drive, Coral Way or LeJeune Road, except in the case of lots at least fifty-five (55) feet wide, as at present platted.

3. In Section C: Facing Alhambra Circle, Granada Boulevard, Columbus Boulevard, Coral Way, North Greenway Drive or South Greenway Drive, except in the case of lots at least fifty-five (55) feet wide, as at present platted.

4. In Section D: Facing Sevilla Avenue, between Avenue San Domingo and Red Road; Coral Way, Alhambra Circle or Indian Mound Trail, except in the case of lots at least fifty-five (55) feet wide as at present platted, and no building shall be built on a plot less than seventy-five (75) feet wide, facing on Country Club Prado.

5. In Section 2: Facing Columbus Boulevard, south of South Greenway Drive, North Greenway Drive, Coral Way or Plaza Columbus, except in the case of lots at least fifty-five (55) feet wide as at present platted. And no building shall be built on a lot facing Country Club Prado, less than seventy-five feet wide.

6. In Biltmore Section: Facing Avenue Anastasia or Coral Way in all cases where presently platted lots are less than sixty (60) feet wide.

7. In Coconut Grove Section: In the case of all lots zoned for residence purposes, excepting lot 20, Block 6; Lot 32, Block 11; Lot 18, Block 7; Lot 17, Block 10; Lot 15, Block 25; Lot 19, Block 29.

8. In Douglas Section: In Blocks 7, 15 and 20, and on West Ponce de Leon and East Ponce de Leon Boulevard, except in the case of lots at least fifty-five (55) feet wide as at present platted.

9. In Granada Section: Facing Granada Boulevard, except in the case of lots at least fifty-five (55) feet wide as at present platted; and facing Country Club Prado no building shall be built on a plot having less frontage than seventy-five (75) feet.

10. In Flagler Section: Facing Ponce de Leon Boulevard except where presently platted lots are at least fifty-five feet wide.

11. In Country Club Section, Part One: Facing Alhambra Circle or Columbus Boulevard, Granada Boulevard, Alhambra Circle or Dr. Avenue Sevilla, east of

Avenue San Domingo.

12. In Country Club Section, Part Two: Facing on Avenue Anastasia, Anderson Road or Granada Boulevard, except in the case of lots at least fifty-five (55) feet wide as at present platted.

13. In Country Club Section, Part Three: Facing University Drive or Granada Boulevard, except in the case of presently platted lots at least fifty-nine (59) feet wide; or where presently platted lots are at least fifty (50) feet wide.

14. In Country Club Section, Part Four: Abutting a golf course, or where presently platted lots are less than fifty (50) feet wide.

15. In Country Club Section, Part Six: Facing Avenue Anastasia or University Drive or Riviera Drive in all cases where presently platted lots are less than sixty (60) feet wide.

16. In the case of all property zoned for C uses where the same is to be improved for R uses.

In no case shall a residence building be built on a plot having a less street frontage than fifty (50) feet.

#### Section 22. CERTIFICATE OF OCCUPANCY.

(1) A certificate of Occupancy, either for the whole or a part of a new building, or for alteration or an existing building, shall be applied for coincident with the application for a Building Permit and shall be issued within three (3) days after the erection or alteration of such building or part shall have been completed in conformity with the provisions of this ordinance.

(2) A certificate of occupancy for the use or occupancy of vacant land, or for a change in the use of land, or for a change in the use of an existing building, shall be applied for and issued before any such land shall be occupied or used, or changed in use, and such Certificate shall be issued within three (5) days after application has been made, provided such proposed use is in conformity with the provisions of this ordinance, and provided the structure to be occupied is in conformity with the "Building Code" of The City of Coral Gables.

(3) No vacant land shall be occupied or used, and no structure hereafter erected, constructed, reconstructed, or structurally altered shall be used or changed in use until a Certificate of Occupancy shall have been issued by the Building Inspector.

(4) Upon written request from the owner, the Building Inspector shall issue a Certificate of Occupancy for any building or premises existing at the time of enactment of this ordinance, certifying after inspection, the extent and kind of use made of the building, or premises, and whether such use conforms with the provisions of this ordinance.

Section 23. ENFORCEMENT OF ORDINANCE. This ordinance shall be enforced by the Building Inspector who is hereby empowered and whose express duty it is hereby made to administer this ordinance in conjunction with the administration of such portions of the general ordinances of the City of Coral Gables as are commonly designated as the building code of the City of Coral Gables in such a manner as to facilitate their joint administration for the purpose of enforcing this ordinance. The authority vested in him under said building code is hereby declared to be vested in him under this ordinance.

#### Section 24. SUPERVISING ARCHITECT AND STRUCTURAL ENGINEER.

(a) A Supervising Architect, Association Supervising Architect, and a Structural Engineer shall be appointed by the City Manager. They shall be first appointed

for terms expiring June 30, 1959, and for two-year terms thereafter. The Supervising Architect, Associate Supervising Architect, and Structural Engineer shall each have the following qualifications:

1. He shall have ten (10) years experience in the practice of his profession, and be a resident of the City of Coral Gables.
2. He shall be a registered architect or structural engineer in the State of Florida.
3. He shall be (in the case of the Supervising Architect and Associate Supervising Architect) a member of the American Institute of Architects.

(b) Every application for a permit to erect, add to, or materially alter a building or other structure shall be accompanied by detailed plans and specifications, which shall be submitted to the supervising architect for his examination and approval before issuance of such building permit by the Building Inspector.

It shall be the duty of the Supervising Architect, the Structural Engineer, and the Building Inspector to require such changes, if any, in said plans and specifications as may be necessary to conform to the provisions of this and other valid ordinances of the City of Coral Gables, with due regard to any existing deed restrictions not in conflict herewith. Said Supervising Architect and/or Structural Engineer may also suggest or recommend such changes in said plans and specifications as in his judgment may also be requisite or appropriate to the maintenance of a high standard of construction, architectural beauty and harmony.

No plans or specifications in violation of the terms of this or any other ordinance shall be approved; and no building permit shall be issued by the Building Inspector, without such approval of the Supervising Architect, the Structural Engineer and the Building Inspector.

The Building Inspector shall require the applicant for, or holder of a permit authorizing exterior coloring or awning work to submit to the supervising architect for his approval, prior to the execution of such work, samples of colors to be used in such work; and the supervising architect shall require the use of appropriate and harmonious colors therein.

In the case of absence or inability to act of the Supervising Architect the Associate Supervising Architect shall perform his duties. In the event that the building Inspector or City Manager, or any property owner, shall object to the approval of plans by the Supervising Architect or Structural Engineer as not complying with this ordinance, the Building Inspector shall require confirmatory approval by the Associate Supervising Architect and a Structural Engineer selected by the City Manager before issuance of a permit for erection of or a material alteration of or addition to a building or other structure.

There shall be charged and collected, in addition to other building permit fees which are now or hereafter may be fixed by ordinance, an additional fee of One Dollar per thousand, or major fraction thereof, which fee shall be set aside for the sole purpose of defraying the expense of administration of this ordinance, and the payment of remuneration to the Supervising Architect and the Associate Supervising Architect and the Structural Engineer in such amounts as shall be fixed by the Commission of the City of Coral Gables.

#### Section 25. ZONING BOARD OF APPEALS.

(1) A Zoning Board of Appeals is hereby established. It shall consist of five members, appointed by the Mayor, with the approval of the City Commission. The Building Inspector shall act as an ex-officio member of the board.

(2) Upon the adoption of this ordinance, three (3) of the appointive members shall be appointed for respective terms of one, two and three years and thereafter two

for four (4) year terms. Their respective successors shall, upon the expiration of the initial terms of office, be selected in like manner and hold office for terms of four (4) years each. The Board shall elect one of its members Chairman. The City Clerk shall act as Secretary.

(3) Meetings of the Board shall be held once monthly as required for the transaction of business, or at such other times as the Board may determine or upon call of the Chairman, upon three days written notice mailed. All meetings of the Board shall be open to the public. It shall adopt written rules of procedure and keep minutes of its proceedings showing its action on each question considered. Such records shall be filed in the office of the City Clerk and be open to public inspection.

(4) The Board shall have power to construe the provisions of this ordinance so that the spirit and true purpose thereof may be observed, and it shall recommend in writing to the City Commission such amendments as it may deem necessary to clarify or carry into effect the purpose of this ordinance or to modify the same. The Board shall have no power to authorize any variations from the term of this ordinance, but variations from or amendments to this ordinance shall in all cases be made by ordinance. No such variation or amendment shall be recommended or made without a hearing before the Zoning Board, at which, persons interested shall be afforded an opportunity to be heard.

(5) Reasonable notice of a hearing on application for variation from or amendment to this ordinance shall be published or mailed as the Board may, by its rules, determine.

The Board shall, by resolution, define the limits of the area which might be adversely affected by a proposed change and provide for notice to owners of property in such affected area.

A Notice by publication shall be in a newspaper of general circulation in Dade County, Florida, and shall be published at least ten (10) days in advance of the date of hearing; in case of notice by mail such notices shall be mailed not less than five (5) days before the date of hearing. The notice shall state in substance the change desired to be effected. The Board may require the applicant for change to pre-pay the cost of such mailing or publication. The hearing may be adjourned from time to time. The Board shall make its report on such hearing to the City Commission within ten (10) days after the final hearing, together with a proposed ordinance to effect any change recommended. The City Commission may enact the ordinance with or without change, or may refer it back to the Board for further consideration. Any proposed variation or amendment which fails to receive the approval of the Board of Appeals shall not be passed except by the favorable vote of four-fifths (4/5ths) of all the members of the City Commission.

(6) An appeal from the decision of the Supervising Architect, the Structural Engineer or the Building Inspector may be taken to the Zoning Board by any person or by any official of the City who shall feel aggrieved by such decision. The Board shall also hear and decide all matters referred to it by the City Commission.

The Board shall prescribe by general rule, a reasonable time in which notice of appeal shall be filed with the Board specifying the grounds thereof; the officer from whom the appeal is taken shall upon such notice filed, forthwith transmit to the Board all the papers constituting the records upon which the action appealed from was taken.

An appeal shall stay all proceedings in furtherance of the action appealed from, until the final disposition of the appeal unless the Board or the City Commission shall otherwise direct.

Should the owners of record of twenty per cent (20%) or more of an area of lots or land included in such proposed change, or within the area effected, as defined by the Board, file 2 written protest against such proposed amendment, no recommendation for change shall be made except by the favorable votes of four-fifths (4/5ths) of the members of the board.

Section 26. VIOLATIONS AND PENALTIES. For any and every violation of the provisions of this ordinance the owner, general agent or contractor of a building or premises where such violation has been committed or shall exist, and the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, and the owner, general agent, contractor, lessee or tenant of any part of a building or premises, in which part such violation has been committed or shall exist, and the general agent, architect, builder, contractor, sub-contractor or any person who commits, takes part in or assists in such violation or who maintains any building or premises in which any such violations shall exist, shall for each and every violation and for each and every day or part thereof that such violation continues, be subject to a fine of not more than Five hundred (\$500) dollars. Legal remedies for violations shall be had and violations shall be prosecuted in the same manner as is prescribed by law or ordinance for the prosecution of other violations, effective in the City of Coral Gables.

Section 27. REMEDIES. In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure, or land is used, in violation of this ordinance or of any other ordinance or lawful regulation, the proper authorities of the City of Coral Gables in addition to the remedies herein provided for, may institute any appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use, or to impose a penalty for such violation, or to restrain, correct or abate such violation in order to prevent the occupancy or use of said building, structure or land contrary to the provisions hereof, or to prevent any illegal act, conduct, business or use in or about such premises.

Section 28. VALIDITY OF ORDINANCES. - REPEAL. If any section, paragraph, subdivision, clause, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not effect, impair, invalidate or nullify the remainder of this ordinance but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Ordinance V. 188 of the City of Coral Gables, known as the Zoning Ordinance, is hereby repealed.

Section 29. SEVERAL OR PASSING PROVISIONS. This ordinance shall not be construed as repealing or modifying any other valid ordinances of the City of Coral Gables now in effect which restrict the location of industries, entertainments, occupations, establishments or enterprises of any kind, except in so far as this ordinance shall be in conflict therewith.

Section 30. WHEN EFFECTIVE. This ordinance shall take effect and be in force from and after its passage, approval and due publication.

PASSED AND ADOPTED, this 16th day of February, A.D., 1937.

Attest:  
CITY CLERK G. N. Shaw

Approved:  
Roscoe Brunstetter

## ORDINANCE NO. 2050

AN ORDINANCE TO PROVIDE GUIDANCE STANDARDS AND REVIEW PROCEDURES FOR THE PRESERVATION OF SIGNIFICANT BUILDINGS, STRUCTURES, SITES AND ARTIFACTS WITHIN THE CITY OF CORAL GABLES, FLORIDA; ESTABLISHING A HISTORIC PRESERVATION BOARD OF REVIEW; REPEALING ORDINANCE NO. 1970 AND ORDINANCE NO. 1989; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH AND DECLARING THIS TO BE AN EMERGENCY MEASURE.

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

**SECTION 1. Purpose:** The purpose of this Ordinance is to promote the cultural, educational, economic and general welfare of the public through the preservation and protection of the historic or architecturally worthy buildings, structures, sites, quaint neighborhoods and artifacts which impart a distinct aspect to the City of Coral Gables and which serve as visible reminders of the history and cultural heritage of the City, the state and the nation.

**SECTION 2. Boundaries:** The area affected by this Ordinance shall conform to the metes and bounds of the City of Coral Gables as established in the Charter of the City of Coral Gables, Florida, Part 1, Article 1, Section 5.

### **SECTION 3. Selection & Classification of Structures and Sites:**

1. **General Criteria for Determination of Structures and Sites having Historic Significance:** The following criteria, as developed by the National Trust for Historic Preservation for determination of historic significance hereby is adopted as general guidelines by the City of Coral Gables.

Districts, sites, buildings, structures and objects of national, state and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, feeling and association and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history, or
  - B. That are associated with the lives of persons significant in history, or
  - C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
  - D. That have yielded, or may be likely to yield, information important in prehistory or history.
2. **Categories:** Within the City of Coral Gables, specific properties shall be classified by the Historic Preservation Board of Review as follows:
    - A. Exceptional Meets all 4 of the above criteria.
    - B. Excellent Meets 3 of the above criteria
    - C. Notable Meets 2 of the above criteria.
    - D. Of Value as Part of the Scene Meets 1 of the above criteria.

### **SECTION 4. Procedure for Classification:**

1. **Inventory:** The Board will be responsible for a comprehensive and continuing survey of buildings, structures, sites and quaint neighborhoods of historic significance in Coral Gables. The inventory created by the survey shall include as much information and documentation on the sites as possible.

2. Nomination for Inclusion in Inventory: Such nominations shall be reviewed by the Board and if they meet the general criteria listed in Section 3.2 of this Ordinance, they shall be given the appropriate designation. The Board may then initiate the following procedures.

Nomination Initiated by Property Owner:

- A. Any property owner who feels his property has historic significance may submit the property and available documentation to the Board for consideration.

Nomination Initiated by the Board:

- B. A congratulatory letter/invitation shall be hand delivered, if possible, to the owner of the property by a member of the Board stating that the site has been selected for consideration as a historic landmark, with a full explanation of the reasons for its nomination, the effect of the proposed classification and the process by which such classification is accomplished. The owner will be invited to appear informally before the Historic Preservation Board of Review to discuss the matter. If the owner agrees, and upon confirmation by the City Commission, the property will then be placed on the Landmark Inventory and a certificate will be presented to the property owner.

Appeal:

- C. If the property owner disagrees, he will be advised that he may appeal in accordance with Section 10 of this ordinance.

Recommendation to the City Commission:

- D. After the City Commission has approved the designation, and with the consent of the property owner, a covenant to run with the land will be duly recorded by the City of Coral Gables in the public records of Metropolitan Dade County.

Zoning:

- E. When the City Commission approves a Historic Landmark designation, the regulations for both the existing zoning category of the property and the Historic Landmark category shall apply. Whenever there is conflict between the regulations, the more restrictive shall apply.

SECTION 5.     1. Effect of Historic Landmark Designation:     No structure or site that is designated by the City Commission as a Historic Landmark may be demolished, moved or changed in the exterior appearance by addition, reconstruction, alteration or maintenance, or removal of or destruction of trees located on the site, until an application for a Certificate of Approval has been submitted to the Historic Preservation Board of Review and it has been approved by the Board and the Zoning Administrator.

2. Appeal: If the Board disapproves the application, the property owner may submit an appeal in accordance with Section 10 of this Ordinance.

SECTION 6.     Application for Certificate of Approval for Alteration or Demolition of Historic Landmarks:

1. Alterations:

- A. Pre-Application Review: Prior to the preparation of working drawings and specifications or calling for proposals or bids from contractors, owners or agents shall prepare preliminary scale drawings and outline specifications, including color samples for outside work, for review and informal discussion with the Historic Preservation Board of Review. The purpose of this review shall be to acquaint the developer, owner or agent with standards of appropriateness of design that are required in the proposed change in a Historic Landmark as reflected in Section 8.4 of this Ordinance.

B. Filing Applications: After the pre-application review, any person desiring a Certificate of Approval to be issued by the Historic Preservation Board of Review, as required hereby, shall file an application with the Building & Zoning Department in writing on a form furnished by that Department. Each such application shall describe by legal description and address the land on which the proposed work is to be done; shall show the use or occupancy of the building; shall be accompanied by plans and specifications as required; shall state the value of the proposed work; shall give such other information as reasonably may be required by the Building and Zoning Department; and shall be signed by the applicant or any authorized agent, who may be required to submit evidence to indicate such authority.

C. Action on Applications: The Building and Zoning Department shall transmit the application for a Certificate of Approval together with the supporting information and material to the Historic Preservation Board of Review for approval. The Board shall act upon the application within 10 working days after receipt by the Secretary of the Board. Nothing herein shall prohibit an extension of time where mutual agreement has been made and the Board may advise the applicant and make recommendations in regard to the appropriateness of the application. If the Board approves the application, a Certificate of Approval shall be issued. If the Certificate of Approval is issued, the application shall be processed in the same manner as applications for building or demolition permits. If the Board disapproves the application, a Certificate of Approval shall not be issued. An appeal of the Board's decision may be made to the City Commission by the property owner in accordance with Section 10 of this Ordinance.

2. Demolition of Sites on Landmark Inventory:

A. Whenever an owner shows that a property classified as having historic significance is incapable of earning an economic return on its value, as determined by a qualified source, and the Board of Review does not approve the issuance of a Certificate of Approval, the owner shall be notified of his right to appeal under Section 10 of this Ordinance. If the City Commission upholds the appeal, the provisions of Section 6.2 B of this Ordinance shall apply.

B. If the appeal is upheld by the City Commission, such building may be demolished, provided, however, that before a demolition permit is issued, notice of proposed demolition shall be given as follows:

(1) For buildings rated Exceptional	180 days notice
(2) For buildings rated Excellent	120 days notice
(3) For buildings rated Notable	90 days notice
(4) For buildings of Value as Part of the Scene	60 days notice

C. A notice shall be posted by the City on the premises of the building or structure proposed for demolition in a location clearly visible from the street. This notice must remain posted during the notification period and it shall be unlawful to remove same, other than by the City. In addition, the City shall publish a legal notice in a newspaper of general local circulation at least three times prior to demolition, a first notice of which shall not be more than fifteen (15) days after the date of the application for a permit is filed and the final notice of which shall be published no less than fifteen (15) days prior to the expiration date of the notification period. The purpose of this procedure is to further the purposes of this Ordinance by preserving significant buildings which are important to the education, culture, tradition, aesthetics and economic values of the City, and to afford the City, interested parties, historical societies or organizations the opportunity to acquire or to arrange for the preservation of such structures and sites.



SECTION 7. Historic Preservation Board of Review:

1. The Establishment of the Historic Preservation Board of Review: The Historic Preservation Board of Review, hereby established, shall consist of ten (10) members appointed as follows: The City Commission shall appoint five (5) members of the ten (10) members. The City Manager shall nominate, subject to the approval of the City Commission, two (2) members of the ten (10) members. The Board shall nominate, subject to the approval of the City Commission, three (3) members of the ten (10) members. All members of the Board shall be familiar with the purposes of preserving and protecting structures and sites having architectural and historic worth. All members shall serve at the will of the Commission and Board Member attendance shall be consistent with Resolution No. 8967. The City Manager shall appoint a secretary to the Board.
2. Organization and Members: The members of the Historic Preservation Board of Review shall elect from its membership a Chairman, who shall serve for a period of one (1) year. The Chairman, upon election, may succeed himself. Each member of the Board shall be a resident of the City of Coral Gables during the term of his appointment, and also for at least five (5) years prior to his appointment. The Board shall have the prerogative of selecting non-voting Special Advisors to the Board with no restriction with regard to residence.
3. Authority to Establish Historic Landmarks: For the purpose of effecting and furthering the protection, preservation and enhancement of historic landmarks, the Board shall have the power to recommend to the City Commission the designation of a structure or site as a historic landmark.
4. Jurisdiction: The Board's jurisdiction shall be limited to the City of Coral Gables, Florida. The Board shall be concerned with those elements of change, rehabilitation and/or preservation that affect the quality of the City. No individuals or organizations shall designate or cause to designate structures or sites within the City of Coral Gables without pertinent data being submitted to and approved by the Historic Preservation Board of Review and the City Commission. The Board shall not consider detailed design, interior arrangements or building features not subject to public view, nor shall they make any requirements except for the purpose of preventing development or demolition obviously incongruous to the surroundings. The Board shall, on behalf of the City, and with the approval of the City Commission, be responsible for the receipt and custody of donations of property and artifacts.
5. Funding: The Board shall have the prerogative of requesting funds from the City Commission for Board expenditures which shall include, but not be limited to, historic markers, certificates and photographs.
6. Meetings: The Historic Preservation Board of Review may meet at any time upon the call of the Chairman, and in addition, shall meet in accordance with Section 6.1 C of this Ordinance after the receipt by the Secretary of the Board of an application for a Certificate of Approval to demolish, remove or repair or in any way make alteration to a building designated as a historic landmark in whole or in part. A quorum shall consist of 50% of the members of the Board, plus one, in accordance with Resolution No. 13832. The Board shall adopt rules for the transaction of its business and consideration of applications not inconsistent herewith, which shall provide for the time and place of regular meetings and for the calling of special meetings. All the meetings of the Board shall be open to the public, and a public record shall be kept of the Board's Resolutions, Proceedings and Actions.
7. Assistance of the Secretary of the Board: The designated Secretary of the Board shall provide such technical, administrative and clerical assistance as is required by the Historic Preservation Board of Review.

**SECTION 8. General Guidelines:**

1. **Preservation of Designated Structures and Sites on Landmark Inventory:** A structure or site, classified as significant, or any appurtenance related thereto, including, but not limited to, stone walls, fences, light fixtures, steps, paving and signs shall only be moved, reconstructed, altered or maintained in a manner that will preserve the historic and architectural character of the structure and site, or appurtenance thereto.
2. **Relocation of Designated Structures:** Structures designated as significant shall not be relocated on another site unless it is shown that the preservation on its existing site is not consistent with the purpose of this Ordinance, or that such structure will not earn an economic return for the owner on such site.
3. **Protective Maintenance of Designated Structures and Sites:** Structures and sites designated as significant shall be maintained to meet requirements of the Minimum Housing Code, the South Florida Building Code and any other regulatory codes.
4. **Compatibility Factors:** Existing buildings and structures and appurtenances thereto which are moved, reconstructed, altered, repaired or changed in color shall be compatible with buildings, structures and places to which they are related generally in terms of the following factors:
  - A. **HEIGHT:** The height of buildings to be moved to another site shall be visually compatible with adjacent buildings.
  - B. **PROPORTION OF BUILDING'S FRONT FACADE:** The relationship of the width of the building to the height of the front elevation shall be visually compatible to the buildings and places to which it is visually related.
  - C. **RYTHM OF SOLIDS TO VOIDS IN FRONT FACADES:** The relationship of solids to voids in the front facade of a building shall be visually compatible to the buildings and places to which it is visually related.
  - D. **RYTHM OF SPACING OF BUILDINGS ON STREETS:** The relationship of buildings to the open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related.
  - E. **RYTHM OF ENTRANCE AND/OR PORCH PROJECTION:** The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible with buildings and places to which it is visually related.
  - F. **RELATIONSHIP OF MATERIALS, TEXTURE AND COLOR:** The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.
  - G. **ROOF SHAPES & PROFILES:** The roof shape and profile of a building shall be visually compatible with the buildings to which it is visually related.
  - H. **WALLS OF CONTINUITY:** Appurtenances of a building, such as walls, wrought-iron fences, landscape masses and building facade shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building to the buildings and places to which it is visually related.
  - I. **SIZE AND SCALE OF BUILDING:** The size and scale of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.

- J. DIRECTIONAL EXPRESSION OF FRONT ELEVATION: A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, horizontal character or non-directional character.

SECTION 9. Enforcement: Legal remedies for violations shall be had and violations shall be prosecuted in the same manner as is prescribed by law or ordinance for the prosecution of violations of other ordinances of the City of Coral Gables.

SECTION 10. Appeals: An appeal from any decision of the Historic Preservation Board of Review upon any matter initiated before such Board may be taken to the City Commission by any citizen or property owner in Coral Gables who is aggrieved by such decision, or by any officer of the City. Any person desiring to appeal a decision of the Board shall, not less than five (5) days and within fourteen (14) days from the date of such decision, file a written notice of appeal with the City Clerk, whose duty it shall then become to send a written notice of such appeal to all persons previously notified by the Historic Preservation Board of Review. The matter shall then be heard by the City Commission at its next meeting, provided at least ten (10) days has intervened between the time of the filing of the notice of appeal and the date of such meeting; if ten (10) days shall not intervene between the time of the filing of the notice and the date of the next meeting, then the appeal shall be heard at the next following regular meeting of the City Commission. If the applicant files the appeal, he shall pay the City Clerk a fee of Thirty Dollars (\$30.00). A notice of such appeal shall be published one time in a newspaper of general circulation in the City of Coral Gables. An appeal shall stay all proceedings in the matter appealed from until the final disposition of the appeal by the City Commission. Any appeal from a decision of the Historic Preservation Board of Review shall not be granted by the City Commission except by the affirmative vote of four-fifths (4/5) of all the members of the City Commission. The final action on any appeal before the City Commission shall be by Resolution.

SECTION 11. Severability: In the event that any section, paragraph or part of this ordinance shall be, for any reason, declared invalid or held unconstitutional by any court of last resort, every other section, paragraph and part shall continue in full force and effect.

SECTION 12. That Ordinance No. 1970 and Ordinance No. 1989 be and the same hereby are repealed, revoked and rescinded.

SECTION 13. This ordinance shall be administered by the Historic Preservation Board of Review and the Commission of the City of Coral Gables.

SECTION 14. That this ordinance hereby is declared to be an emergency measure upon the grounds of urgent public need for the preservation of peace, health, safety and property of the citizens of Coral Gables, Florida.

PASSED AND ADOPTED THIS TWENTY - THIRD DAY OF OCTOBER, A. D. 1973.

APPROVED:

ROBERT B. KNIGHT  
MAYOR

ATTEST:

LORETTA V. SHEEHY  
CITY CLERK

# City of Coral Gables, Florida

## Zoning Code

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## **ARTICLE 3 - DIVISION 11**

### **as it pertains to the Historical Resources Department**



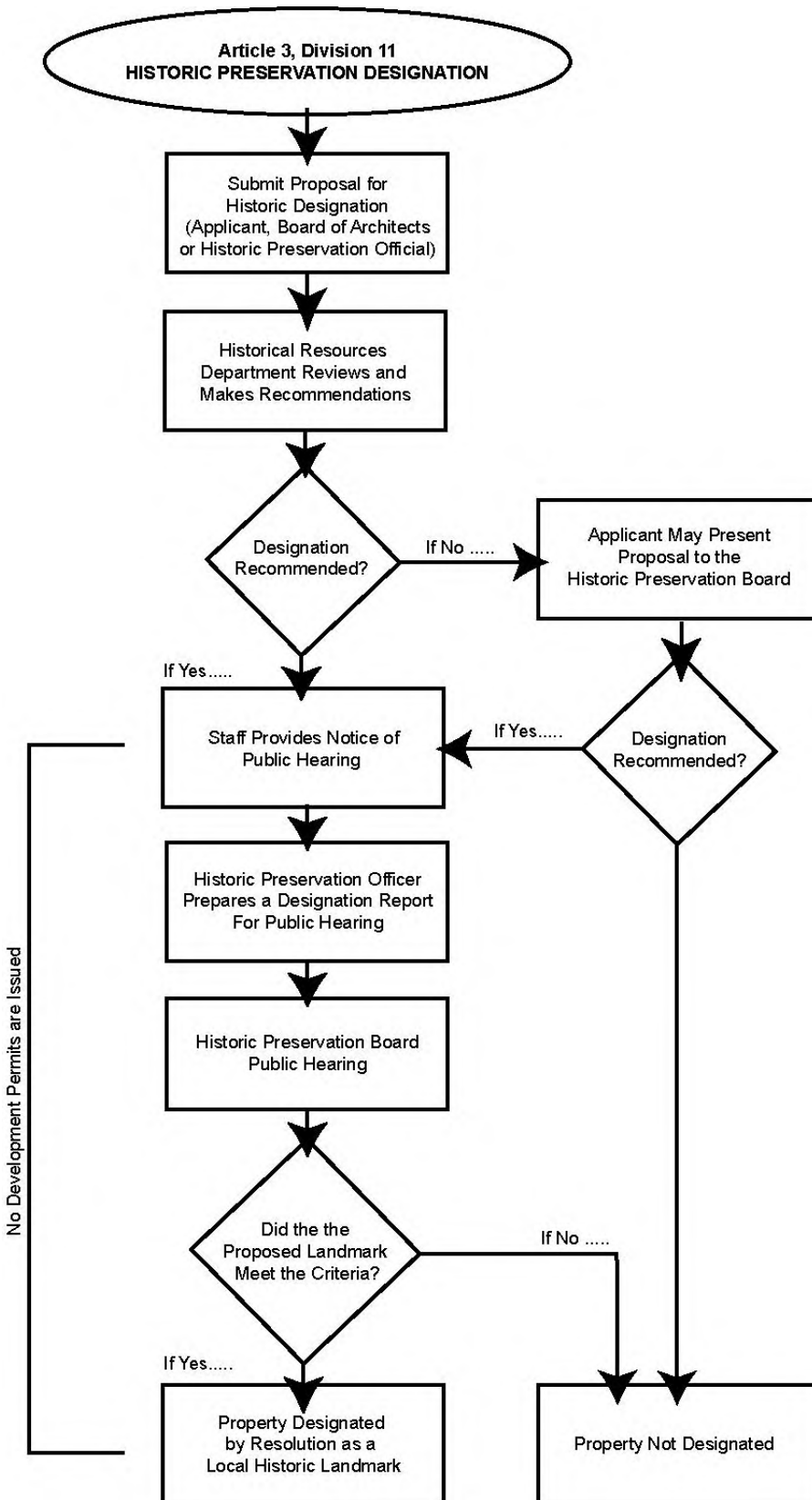
#### **Division 11. Historic Preservation: Designations and Certificates of Appropriateness**

##### **Section 3-1101. Purpose and applicability.**

The purpose of the designation of historic landmarks and districts is to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation. Furthermore, it is the purpose of this Division to strengthen the economy of the City by stabilizing and improving property values in historic areas and to encourage new buildings and developments that will be harmonious with the existing historic attributes of the City including but not limited to buildings, entrances and fountains. In addition, the provisions of this article will assist the City and property owners to be eligible for federal tax incentives, federal and state grant funds and other potential property tax abatement programs for the purpose of furthering historic preservation activities.

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### Section 3-1102. General Procedures for Designation.



## ARTICLE 3 - DEVELOPMENT REVIEW

### Section 3-1103. Criteria for designation of historic landmarks or historic districts.

Districts, sites, buildings, structures and objects of national, state and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, or association. In order to qualify for designation as a local historic landmark or local historic landmark district, individual properties must have significant character, interest or value as part of the historical, cultural, archaeological, aesthetic, or architectural heritage of the City, state or nation. For a multiple property nomination, eligibility will be based on the establishment of historic contexts, of themes which describe the historical relationship of the properties. The eligibility of any potential local historic landmark or local historic landmark district shall be based on meeting one (1) or more of the following criteria:

#### A. Historical, cultural significance:

1. Is associated in a significant way with the life or activities of a major historic person important in the past;
2. Is the site of an historic event with significant effect upon the community, city, state, or nation;
3. Is associated in a significant way with a major historic event whether cultural, economic, military, social, or political;
4. Exemplifies the historical, cultural, political, economic, or social trends of the community; or
5. Is associated in a significant way with a past or continuing institution, which has contributed, substantially to the life of the City.

#### B. Architectural significance:

1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles;
2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction;
3. Is an outstanding work of a prominent designer or builder; or
4. Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.

#### C. Aesthetic significance:

1. By being a part or related to a subdivision, park, environmental feature, or other distinctive area, should be developed or preserved according to a plan based on an historical, cultural, or architectural motif; or
2. Because of its prominence of spatial location, contrasts of siting, age, or scale, is an easily identifiable visual feature of a neighborhood, village, or the City and contributes to the distinctive quality or identity of such neighborhood, village, or the City. In case of a park or landscape feature, is integral to the plan of such neighborhood or the City.

#### D. Archaeological significance: Has yielded or may be likely to yield information important in prehistoric history or history.

#### E. Criteria considerations: Ordinarily cemeteries, birthplaces, or graves of historical figures, structures that have been moved from their original locations, reconstructed historic buildings, properties

## ARTICLE 3 - DEVELOPMENT REVIEW

primarily commemorative in nature, and properties that have achieved significance within the past fifty (50) years shall not be considered eligible for the Coral Gables Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories.

1. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with an historic person or event;
2. A birthplace or grave of an historical figure of outstanding importance if there is not appropriate site or building directly associated with his or her productive life;
3. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
4. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and no other building or structure with the same association has survived;
5. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
6. A property achieving significance within the past fifty (50) years if it is of exceptional importance.

### **Section 3-1104. Designation procedures.**

Properties which meet the criteria for local historic landmarks and local historic landmark districts set forth in Section 3-1103 shall be designated according to the following procedures:

#### **A. Proposals for designation of potential local historic landmarks and local historic landmark districts:**

1. Proposals for designation of potential local historic landmarks and local historic landmark districts may be submitted to the Historical Resources Department for recommendation to the Historic Preservation Board by the Board of Architects or any citizen or property owner who provides information, which illustrates that the property meets the criteria for listing as set forth in Section 3-1103. The information submitted must include sufficient preliminary information to enable the staff's review for an initial determination that the property meets the minimum eligibility criteria. The proposal shall include a legal description of the property and a statement explaining its historic, cultural, aesthetic or architectural significance. In addition to furnishing any necessary information, the applicant may be required to pay applicable fees, if any. If the department's initial determination is that the property does not meet the minimum eligibility criteria for listing, the applicant may present the proposal for designation to the Historic Preservation Board;
2. The Board may, on their own or upon the recommendation from staff or any citizen pursuant to Subsection (a) 1. of this section, direct staff to begin the designation process by preparing a designation report pursuant to Subsection (b) below of this section and any other standards the Board may deem necessary, submitting this report to the procedures described herein, and arranging for a public hearing before the Historic Preservation Board on this matter; or
3. Whenever a determination is made by either the Director of the Historical Resources Department or the Historic Preservation Board that an application for historic designation shall proceed to public hearing as provided in this Division, no development permits shall be issued until the public hearing is held and a determination made on the subject designation in accordance with the provisions of Section 3-1104(C). In the case where an owner seeks a demolition permit, the public hearing shall be held at the next regularly scheduled meeting where notice can be provided.



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- B. Preparation of historic landmark designation report. For every proposed designated historic landmark and historic landmark district, the Historic Preservation Officer shall prepare a designation report, which shall be presented to the Board at a regularly scheduled meeting. The report shall contain the following:
1. Proposed boundaries. Boundaries for individual historic sites shall generally include the entire property or tract of land, unless such tract is so large that portions thereof are visually and functionally unrelated to any significant historic improvement. Proposed historic district boundaries shall, in general, be drawn to include all appropriate properties reasonably contiguous within an area and may include noncontributing properties which individually do not conform to the historic character of the district, but which require regulation in order to control potentially adverse influences on the character and integrity of the district. Where reasonably feasible, historic district boundaries shall include frontage on both sides of streets and divide the proposed historic landmark districts from other zoning districts in order to minimize interdistrict frictions. Archaeological zone boundaries shall generally conform to natural physiographic features, which were the focal points for prehistoric and historic activities.
  2. Optional internal boundaries. Internal boundaries may subdivide an historic landmark district into sub areas and transitional areas as appropriate for regulatory purposes. If a proposed historic landmark or historic landmark district is visually related to the surrounding areas in such a way that actions in the surrounding area would have potentially adverse environmental influences on its character and integrity, proposed boundaries for such transitional areas may be included within the historic landmark or historic landmark district.
  3. Detailed regulations. Every historic landmark and historic landmark district may be assigned a set of detailed zoning district regulations. Such regulations may be designed to supplant or modify any element of existing zoning regulations, including but not limited to the following: use, floor area ratio, density, height, setbacks, parking, minimum lot size, and transfer of development rights, or create any additional regulations provided for in this section. The zoning amendment may identify individual properties, improvements, landscape features, or archaeological sites, or categories or properties, improvements, landscape features, or archaeological sites for which different regulations, standards and procedures may be required.
  4. Significance analysis. A report shall be submitted establishing and defining the historic significance and character of the proposed historic landmark or historic landmark district, setting forth the criteria upon which the designation of the historic landmark, or historic landmark district, and its boundaries are based, and describing the improvements and landscape features of public significance, present trends and conditions, and desirable public objectives for future conservation, development, or redevelopment. The report shall include a review guide which identifies the major exterior features of any improvements or landscape features which contribute significantly to the historic character of the historic landmark site or historic landmark district. A designation report for an historic landmark shall also contain a location map and photographs of all designated exterior surfaces (and interior if applicable).
  5. Optional designation of interiors. Normally interior spaces shall not be subject to regulation under this section; however, in cases of existing structures having exceptional architectural, artistic, or historical importance, interior spaces which are customarily open to the public may be specifically designated. The designation report shall describe precisely those features subject to review and shall set forth standards and guidelines for such regulations.
- C. Procedures for notification and hearings on proposed designation. The Board shall hold a public hearing with notification as follows:
1. Notification of Owners. For each proposed designation of an historic landmark or historic landmark district, the Historical Resources Department is responsible for mailing a copy of the

## ARTICLE 3 - DEVELOPMENT REVIEW

designation report and a courtesy notice of public hearing to all property owners of record whose properties are located within the boundaries of the designation. This notice shall serve as notification of the intent of the Board to consider designation of the property at least ten (10) days prior to a public hearing held pursuant to this section. However, failure to receive such courtesy-notice shall not invalidate the action of the Board. The property shall be posted at least ten (10) days prior to the hearing.

2. Notice of Public Hearings. Additional notice of public hearings shall be provided in accordance with the provision of Article 3, Division 3 of these regulations.
3. Decision of the Board. If after a public hearing the Board finds that the proposed local historic landmark or proposed local historic landmark district meets the criteria set forth in Section 3-1103, it shall designate the property as a local historic landmark or local historic landmark district. All decisions of the Board shall be by Resolution. If zoning regulations are recommended to be changed in the designation report and the Historic Preservation Board agrees, then such recommendation shall be reviewed in accordance with the provisions of Article 3, Division 14 of these regulations.
4. Notification of the Board actions. The Historic Preservation Officer shall provide a courtesy notice to the following of its action with a copy of the Resolutions:
  - a. Building and Zoning Department.
  - b. Planning Department.
  - c. City Clerk.
  - d. Public Works Department.
  - e. Owners of affected property and other parties having an interest in the property, if known.
  - f. Any other municipal agency, including agencies with demolition powers that may be affected by this action.
5. Development permits suspended during consideration of designation.
  - a. Upon the filing of a designation report by the staff with the Historic Preservation Board, the owner(s) of the real property which is the subject matter of the designation report or any individual or private or public entity shall not:
    - i. Erect any structure on the subject property, or
    - ii. Alter, restore, renovate, move or demolish any structure on the subject property until such time as a final administrative action, as provided by this division, is completed.
  - b. Suspension of development review shall expire when:
    - i. The Historic Preservation Board determines that the property is not significant and an appeal to the City Commission is denied;
    - ii. An appeal to the City Commission for the designation of the property is upheld; or
    - iii. A Certificate of Appropriateness is issued subject to the conditions herein.
6. Recording of designation. The City Clerk shall provide the circuit court clerk with all designations for the purpose of recording such designations in the public record.
7. Appeal of designation. Within ten (10) days from the date of a decision of the Historic Preservation Board, any resolution of the Historic Preservation Board may be appealed to the

## ARTICLE 3 - DEVELOPMENT REVIEW

City Commission, as provided for under Article 3, Division 6 otherwise the Resolution will be final.

### **Section 3-1105. Procedures for review of national register properties.**

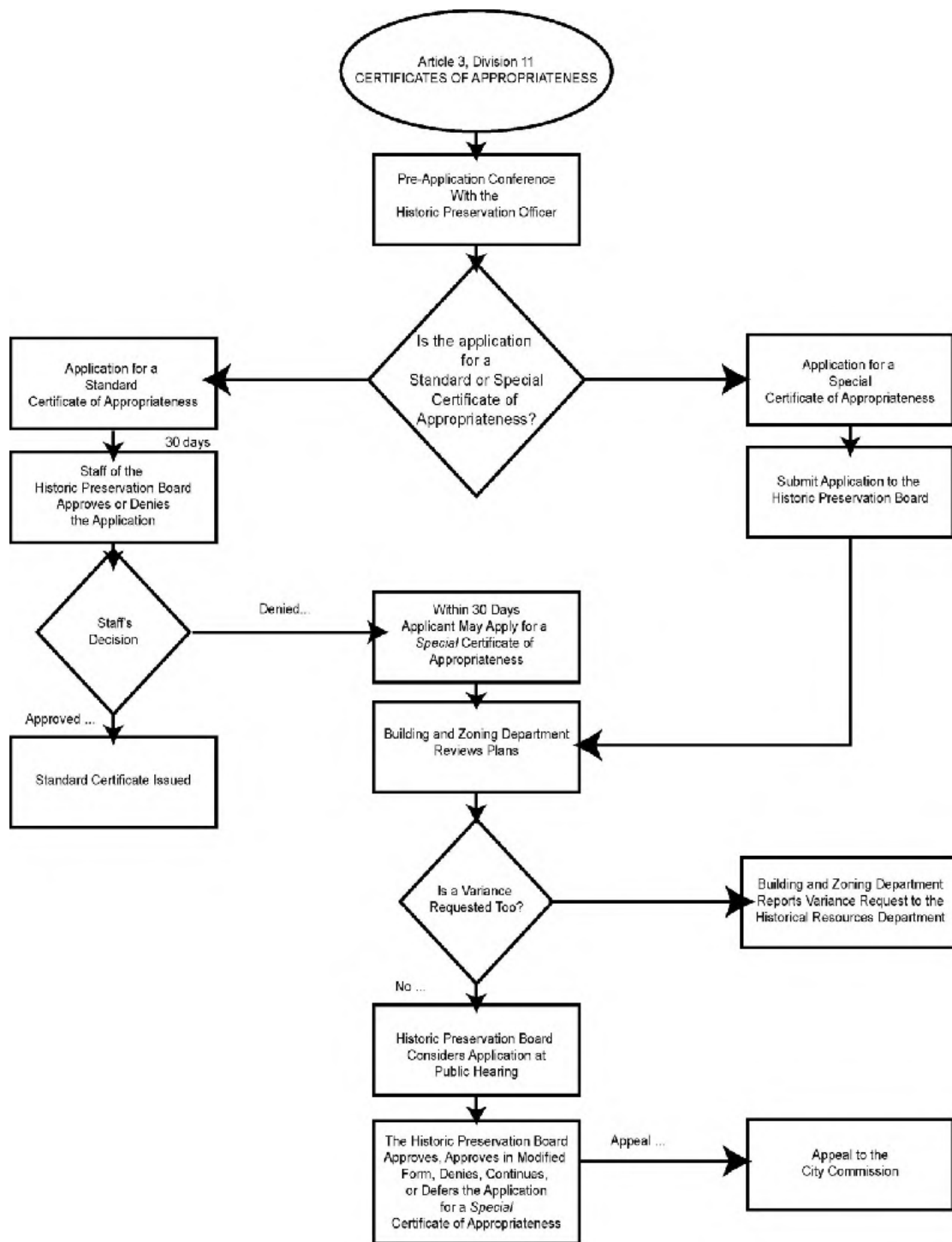
The City was granted Certified Local Government (CLG) status in November of 1986. Review of national register nominations is a function of a CLG and shall be governed by "Florida Guidelines for Certified Local Governments."

- A. The Historic Preservation Officer will, within thirty (30) days after receipt of a national register nomination, determine whether the nomination is technically complete and notify the nomination's sponsor of such determination.
- B. If the nomination is technically complete, the Historic Preservation Officer shall, at least thirty (30) days but not more than seventy-five (75) days prior to the Historic Preservation Board meeting at which the proposal is to be considered, notify the following:
  1. Owner(s) of record; and
  2. Appropriate local official(s).
- C. Nomination proposals to be considered by the Historic Preservation Board shall be on file in the office of the Historic Preservation Officer for at least thirty (30) days but not more than seventy-five (75) days prior to the Board meeting at which they will be considered. A copy shall be made available by mail when requested by the public and shall be made available at a location of reasonable local public access so that written comments regarding a nomination proposal can be prepared.
- D. Nomination proposals shall be considered by the Historic Preservation Board at a public hearing, and all votes shall be recorded and made part of the permanent record of that meeting. All nomination proposals shall be forwarded, with a record of official action taken by the Board and the recommendation of the appropriate local officials, to the state historic preservation officer within thirty (30) days of the Board meeting at which they were considered. If either the Historic Preservation Board or appropriate local officials or both support the nomination, the state historic preservation officer shall schedule the nomination for consideration by the Florida Review Board of the National Register as part of the normal course of business at the next regular meeting.
- E. If both the Historic Preservation Board and appropriate local officials recommend that a property not be nominated to the national register, the state historic preservation officer shall take no further action on the nomination unless an appeal is filed with the state historic preservation officer. Any reports and recommendations that result from such a situation shall be included with any nomination submitted by the state historic preservation officer to the U.S. Secretary of the Interior.
- F. Any person or organization which supports or opposes the nomination of a property to the national register shall be afforded the opportunity to make its views known in writing. An owner or owners of a private property who wish to object to the nomination shall provide the Historic Preservation Board with a notarized statement certifying that the party is the sole or partial owner of the property as appropriate. All correspondence regarding a nomination proposal shall become part of the permanent record concerning that proposal and shall be forwarded with approved proposals to the state historic preservation officer.
- G. Appeals. Any person may appeal the decision of the Historic Preservation Board in its review of national register nominations. Appeals should be directed to the state historic preservation officer in writing within thirty (30) days of the decision of the Historic Preservation Board. Nominations or proposals which have been appealed shall be considered by the Florida Review Board for the National Register as part of the normal course of business at its next regular meeting. If the opinion is that the property or properties is or are significant and merit nomination to the national register, the state historic preservation officer shall notify the City's Historic Preservation Board within thirty (30)

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days of the national register review Board meeting of its intent to forward the nomination to the national register with a recommendation that the property or properties be listed.

### Section 3-1106. Certificates of Appropriateness.



#### A. Certificate Required.

No building, structure, improvement, landscape feature, or archaeological site within the City, which

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has been designated an historic landmark or historic landmark district, shall be erected, altered, restored, rehabilitated, excavated, moved, reconstructed or demolished until an application for a Certificate of Appropriateness regarding any architectural features, landscape features, or site improvements has been submitted and approved pursuant to the procedures in this Division. Unless otherwise specified, exterior alterations, additions, demolitions, etc. to non-contributing structures or properties within historical landmark districts shall be reviewed and approved by the Historic Preservation Board and/or Historical Resources Department.

### B. Guidelines for review of certificates.

1. The Historic Preservation Board has adopted the U.S. Secretary of the Interior's Standards for Rehabilitation as the standards by which applications for any Certificate of Appropriateness are to be measured and evaluated. In adopting these guidelines, it is the intent of the Board to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs which are harmonious with the exterior architectural and landscape features of neighboring buildings, sites and streetscapes. These guidelines shall also serve as criteria for staff to make decisions regarding applications for Standard Certificates of Appropriateness. From time to time, the Board may adopt additional standards to preserve and protect special features unique to the City.
2. For applications related to alterations or new construction, the proposed work shall not adversely affect the historic, architectural, or aesthetic character of the subject improvement or the relationship and congruity between the subject improvement and its neighboring improvements and surroundings, including but not limited to form, spacing, height, setbacks, materials, color, or rhythm and pattern of window and door openings in building facades; nor shall the proposed work adversely affect the special character of special historical, architectural or aesthetic interest or value of the overall designated historic landmark or historic landmark district. Except where special standards and guidelines have been specified in the ordinance creating a particular designated historic landmark or historic landmark district, or where the Board has subsequently adopted additional standards and guidelines for a particular designated historic landmark or historic landmark district, decisions relating to alteration or new construction shall be guided by the U.S. Secretary of the Interior's standards for rehabilitation.

### C. Duration of approval of certificates. Unless otherwise provided in the Certificate of Appropriateness, both Standard and Special Certificates of Appropriateness shall expire after two (2) years if no building permit is issued. Staff may grant an extension of up to an additional one hundred and eighty (180) days for restoration or rehabilitation work subject to the following:

1. Request for the extension is submitted in writing to the Historical Resources Department.
2. The work completed is consistent with the approved scope of work.

### D. Preapplication conference.

Before submitting an application for a Certificate of Appropriateness, an applicant shall confer with the Historic Preservation Officer to obtain information and guidance before entering into binding commitments or incurring substantial expense in the preparation of plans, surveys, and other data. The Historic Preservation Officer or his/her representative, may, at the request of the applicant, hold additional preapplication conference(s) with the applicant. The purpose of such conference(s) is to further discuss and clarify conservation objections and design guidelines in cases that do not conform to established objectives and guidelines. In no case, however, shall any statement or representation made prior to the official application review be binding on the Board, the City Commission or any City departments.

### E. Standard certificates.

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Based on the standards for rehabilitation, the designation report, a complete application for a Standard Certificate of Appropriateness, any additional plans, drawings or photographs to fully describe the proposed alteration and any other guidelines the Board may deem necessary, the Historic Preservation Officer (HPO) shall, within thirty (30) days from the date a complete application has been filed, approve or deny the application for a Standard Certificate of Appropriateness by the owner of an existing improvement or landscape feature within the boundaries of a designated historic landmark or historic landmark district. The findings of the staff shall be mailed to the applicant accompanied by a statement in full regarding the staff's decision. The applicant shall have an opportunity to challenge the staff's decision by applying for a Special Certificate of Appropriateness within thirty (30) days of the date of staff's findings.

### F. Special certificates.

1. An applicant for a Special Certificate of Appropriateness, whether for alteration, addition, restoration, renovation, excavation, moving or demolition, shall submit his application to the Historic Preservation Board accompanied by full plans and specifications, site plan, and samples of materials as deemed appropriate by the Board to fully describe the proposed appearance, color, texture or materials, and architectural design of the building and any outbuilding, wall, courtyard, fence, landscape feature, paving signage, and exterior lighting. The applicant shall provide adequate information to enable the Board to visualize the effect of the proposed action on the applicant's building and its adjacent buildings and streetscapes. If such application involves a designated archaeological zone, the applicant shall provide full plans and specifications of work that may affect the surface and subsurface of the archaeological site. An applicant may apply for an accelerated Certificate of Appropriateness that is reviewed by the Historic Preservation Board at the same meeting as the public hearing for designation of the subject property.
2. The Building and Zoning Department shall review all plans for alterations, additions, restoration or renovation of Historic Landmarks prior to the Board's consideration of such Special Certificate of Appropriateness and shall report any variance items in connection with the proposed construction to the Historical Resources Department.
3. In the event the applicant is requesting a Special Certificate for demolition, the Board shall be provided with the details for the proposed disposition of the site. The Board may require architectural drawings of any proposed new construction.
4. An applicant requesting a Special Certificate of Appropriateness for a reconstructed building, whether for alteration, addition, restoration, renovation, excavation, moving or demolition shall follow the same process to receive the Board's approval. A reconstructed building will be clearly identified for the public.
5. A public notice of a request for a Special Certificate of Appropriateness shall be published one (1) time in a newspaper of general circulation published in the City of Coral Gables, or in Miami-Dade County, Florida, at least ten (10) days prior to the date of such hearing. All such notices published in a newspaper shall state in substance the request and shall give the date, time, and place of the public hearing. All properties being considered by the Historic Preservation Board for a request for a Special Certificate of Appropriateness shall be posted at least ten (10) days in advance of the public hearing. Such posting shall consist of a sign, the face surface of which shall be not be larger than forty (40) square inches and shall contain the following language:

*Notice of Public Hearing*  
*By [insert name of decision making body]*  
*Phone [insert phone]*  
*[insert email address]*  
*Hearing date [insert date]*  
*Application or hearing number [insert number]*

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6. The posting of the property shall comply with Article 3, Division 3 of these regulations.
- G. Appeal of Decision of Board. An appeal from any decision of the Historic Preservation Board may be taken to the City Commission by any aggrieved party in accordance with the provisions of Article 3, Division 6.
- H. Decision of the Board.
  1. The decision of the Historic Preservation Board shall be based upon the guidelines set forth in Section 3-1106(B) as well as the general purpose and intent of this Division and any specific planning objectives and design guidelines officially adopted for the particular historic landmark or historic landmark district. No decision of the Board shall result in an undue economic hardship for the owner, provided, however, that the Board has determined the existence of such hardship in accordance with the provisions of Section 3-1115. The decision of the Board shall include a complete description of the reasons for such findings, and which details the public interest which is sought to be preserved, and shall direct one (1) or more of the following actions:
    - a. Approval of a Special Certificate of Appropriateness for the work proposed by the applicant;
    - b. Approval of a Special Certificate of Appropriateness with specified modifications and conditions;
    - c. Denial of the application and refusal to grant a Special Certificate of Appropriateness for modification or demolition; or
    - d. Approval of a Special Certificate of Appropriateness with a deferred effective date in cases of demolition or moving a significant improvement or landscape feature, pursuant to the provisions of Sections 3-1107, 3-1108 and 3-1109.
  2. The Historic Preservation Board shall act upon an application within sixty (60) days of the Board's receipt of the completed application adequately describing the proposed action. The Board shall approve, approve in modified form, deny, continue or defer the application. The time limit may be waived at any time by mutual written consent of the applicant and the Board.
  3. Evidence of approval of the application shall be by the recording in the minutes of the Certificate of Appropriateness granted by the Board.
  4. When an application is denied, the Board's notice shall provide an explanation of the basis of the decision. When a Special Certificate of Appropriateness is granted, the proceedings of the Historic Preservation Board shall state the basis for granting the Special Certificate of Appropriateness. Such record shall be filed in the office of the Historical Resources Department, and shall be open for public inspection.
  5. A written record of the proceedings of the Board shall be kept and produced, showing its action on each Special Certificate of Appropriateness considered. The record when pertaining to the record of the Board or official from which appeal is taken shall include any application, exhibits, appeal papers, written objections, waivers or consents, considered by the Board as well as transcripts or stenographic notes taken for the department at a hearing held before the Historic Preservation Board, the Board minutes, and resolution indicating its decision.
- I. Changes in approved work. Any change in work proposed subsequent to the issuance of a Certificate of Appropriateness shall be reviewed by the Board's staff. If the Board's staff finds that the proposed change does not materially affect the historic character, or the proposed change is in accord with approved guidelines, standards and certificates of appropriateness, it may issue a supplementary Standard Certificate of Appropriateness for such change. If the proposed change is not in accordance with guidelines, standards, or certificates of appropriateness previously approved

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by the Board, a new application for a Special Certificate of Appropriateness shall be required.

- J. Ordinary maintenance and repair. Nothing in this Division shall be construed to prevent the ordinary maintenance or repair of any improvement which does not involve a change of design, appearance or material, or to prevent ordinary maintenance of landscape features.

### **Section 3-1107. Demolition.**

- A. No permit for demolition of a designated building, structure, improvement or site shall be issued to the owner thereof until an application for a Special Certificate of Appropriateness has been submitted and approved pursuant to the procedures in this Article. Denial of such application indefinitely and refusal by the Board to grant a Special Certificate of Appropriateness to demolish shall be evidenced by written order detailing the public interest which is sought to be served. The Historic Preservation Board shall be guided by the criteria contained in subsection (D) below.
- B. The Board may grant a Special Certificate of Appropriateness to demolish with a deferred effective date. The effective date shall be determined by the Board based upon the significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the Board may take such steps as it deems necessary to preserve the structure concerned, in accordance with the purposes of this division. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested citizens, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one (1) or more structures or other features. After the specified expiration of the deferred Special Certificate of Appropriateness, a demolition permit shall be issued if requested forthwith by the appropriate administrative officials.
- C. As a condition of granting any Certificate of Appropriateness, standard or special, for demolition of buildings or improvements designated as historic landmarks or located in an historic landmark district, the Board may require at the owner's expense, salvage and preservation of specified classes of building materials, architectural details and ornaments, fixtures, and the like for reuse in restoration of other historic properties. The Board may also require, at the owner's expense, the recording of the improvement for archival purposes prior to demolition. The recording may include, but shall not be limited to, photographs and scaled architectural drawings.
- D. In addition to all other provisions of this Division, the Board shall consider the following criteria in evaluating applications for a Special Certificate of Appropriateness for demolition of designated properties:
  - 1. The degree to which the building, structure, improvement or site contributes to the historic and/or architectural significance of the historic site or district;
  - 2. Whether the building, structure, improvement or site is one of the last remaining examples of its kind in the neighborhood, the county or the region;
  - 3. Whether the loss of the building, structure, improvement or site would adversely affect the historic and/or architectural integrity of the historic site or district;
  - 4. Whether the retention of the building, structure, improvement or site would promote the general welfare of the City by providing an opportunity for study of local history, architecture, and design or by developing an understanding of the importance and value of a particular culture and heritage;
  - 5. Whether architectural plans have been presented to the Board for the reuse of the property if the proposed demolition were to be carried out, and the appropriateness of said plans to the character of the historic site or district, if applicable; and demonstration as well as the posting of a bond requirement that there are sufficient funds in place to carry out such plans;



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6. Whether the building, structure, improvement or site poses an imminent threat to the public health or safety;
  7. Whether the applicant has demonstrated that retention of the building, structure, improvement or site would create an unreasonable or undue economic hardship as described in Section 3-1115; and
  8. Whether there is a compelling public interest requiring the demolition.
- E. As a condition of granting a Certificate of Appropriateness for demolition, the Historic Preservation Board may require that no building permit be issued for the demolition of said structure until a building permit for the construction of a new building has been issued.
- F. The owner of the property shall permit access to the subject property for the purpose of inspections and/or appraisals required by the Historic Preservation Board or Historic Preservation Officer.
- G. All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.
- H. The damage, destruction, or demolition of any building, structure, improvement or site or portion thereof protected by this Division (a) for which a certificate of appropriateness for demolition has not been granted, or (b) which was carried out in violation of the provisions for demolition and demolition by neglect under the provisions of this Section, shall cause the City to reject an application for a building permit until the following criteria have been met:
1. A pre-application shall be submitted to the Historical Resources Department containing the following information:
    - a. A detailed sworn explanation outlining the facts surrounding the unlawful damage, destruction, or demolition.
    - b. Evidence that any and all code enforcement fines have been paid.
    - c. Evidence that all violations on the property have been corrected or a stipulation outlining the agreed upon steps to correct all outstanding violations.
  2. Review and approval of the Historical Resources Department checklist by the following departments so that the applications for issuance of a building permit may proceed.
    - a. Building and Zoning.

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- b. Planning.
  - c. Public Works.
  - d. Public Service.
  - e. Historic Resources.
  - f. City Manager.
  - g. City Attorney.
3. All approvals issued within the parameters of this section shall not be construed to be a development order and shall not be evidence of approval by any of the City's departments of the building permit.
- I. The ad valorem tax exemption provided for under Sections 3-1118-1120 does not apply to buildings, structures, improvements or sites that have been demolished in violation of this Section.

### **Section 3-1108. Demolition by neglect.**

- A. Demolition by neglect is any failure to comply with the minimum required maintenance standards of this Section, whether deliberate or inadvertent.
- B. The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Division shall be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Division.
1. It is the intent of this Section to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any historically designated building, structure, landscape feature, improvement, site or portion thereof. All such properties, building and structures shall be maintained in accordance to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity; such defects shall include, but not be limited to, the following:
- a. Deteriorated and decayed facades or façade elements, including but not limited to, facades which may structurally fail and collapse entirely or partially;
  - b. Deteriorated or inadequate foundations;
  - c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
  - d. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
  - e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
  - f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;

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- g. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering;
  - h. Any structure which is not properly secured and is accessible to the general public;
  - i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; and
  - j. The spalling of the concrete of any portion of the interior or exterior of the building.
2. A City code enforcement official who finds a violation of this Section shall issue a written warning to the violator to immediately correct the violation. If any building, structure, landscape feature, improvement, site, or portion thereof which has been historically designated pursuant to the Historic Preservation provisions, in the opinion of the Historic Preservation Board, or the Historic Preservation Officer in this Division, or the City's Building Official, falls into a state of disrepair so as to potentially jeopardize its structural stability and/or architectural integrity, and/or the safety of the public and surrounding structures, the Historic Preservation Officer or the City's Building Official shall have right of entry onto the subject property and may inspect the subject property after forty-eight (48) hours notice to the owner of intent to inspect. In the event the property owner refuses entry of any City official onto the subject property, the City may file an appropriate action to allow such officials access to the subject property for an inspection. The City may require that the property owner retain a professional structural engineer with comprehensive experience with historically designated properties registered in the state, to complete a structural evaluation report to be submitted to the City. Upon receipt of such report, the property owner shall immediately take steps to effect all necessary remedial and corrective actions to restore the structure's or building's compliance with the required minimum maintenance standards herein; remedial action in this regard shall include, but not be limited to, the structural shoring, stabilization and/or restoration of any or all exterior walls, including their original architectural details, interior load bearing walls, columns and beams, roof trusses and framing, the blocking of openings and securing of existing windows and door openings, as well as sealing of the roof surface against leaks, including holes, punctures, mechanical systems, and/or roof penetrations as necessary to preserve the building or structure in good condition. The owner shall substantially complete such remedial and corrective action within thirty (30) days of receipt of the report, or within such time as deemed appropriate by the building official, in consultation with the Historic Preservation Officer. Such time may be extended at the discretion of the City's building official, in consultation with the Historic Preservation Officer.
3. If the owner of the subject property, in the opinion of the City's Building Official and Historic Preservation Officer, fails to undertake and substantially complete the required remedial and corrective action within the specified time frame, the City may, at the expense of the owner, file an action seeking an injunction ordering the property owner to take the remedial and corrective action to restore the structure or building into compliance with the required minimum maintenance standards herein and seeking civil penalties, such civil action may only be initiated at the discretion of the City Manager or designee. The court shall order an injunction providing such remedies if the City proves that the property owner has violated the required minimum maintenance standards or any portion of this section or this code.
4. Any historically designated building, structure, landscape feature, improvement, site, or portion thereof which requires an application for a certificate of appropriateness for demolition shall not have its architectural features removed, destroyed or modified until the certificate of appropriateness is granted. Owners of such property shall be required to maintain such properties in accordance with all applicable codes up to the time the structure is demolished.
5. There shall be no variances, by either the Board of Adjustment or the Historic Preservation Board, from any of the provisions contained in this Section, except if the property owner

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demonstrates to the Board that the required remedial and corrective action would create an unreasonable or undue hardship as described in Section 3-1115.

- C. The ad valorem tax exemption provided for historic properties under Sections 3-1118-1120 does not apply to historically designated buildings, structures, landscape features, improvements or sites that are damaged, destroyed or demolished in violation of this Section.

### **Section 3-1109. Moving of existing improvements.**

The moving of significant improvements from their original location shall be discouraged; however, the Historic Preservation Board may grant a Special Certificate of Appropriateness if it finds that no reasonable alternative is available for preserving the improvement on its original site and that the proposed relocation site is compatible with the historic and architectural integrity of the improvement.

### **Section 3-1110. Removal or destruction of existing landscape features.**

- A. No Certificate of Appropriateness shall be granted for removal, relocation, concealment, or effective destruction by damage of any landscape features or archaeological sites especially designated as significant within the boundaries of an historic landmark or historic landmark district unless one (1) of the following conditions exists:
1. The designated landscape feature or archaeological site is located in the buildable area or yard area where a structure may be placed and unreasonably restricts the permitted use of the property;
  2. The designated vegetation is inappropriate in an historical context or otherwise detracts from the character of the district; or
  3. The designated vegetation is diseased, injured, or in danger of falling, unreasonably interferes with utility service, creates unsafe vision clearance or conflicts with other applicable laws and regulations.
- B. As a condition contained in the Certificate of Appropriateness, the applicant may be required to relocate or replace designated vegetation.

### **Section 3-1111. Construction, excavation or other disturbance in archaeological zones.**

In cases where new construction, excavation, tree removal, or any other activity may disturb or reveal an interred archaeological site, the Historic Preservation Board may issue a Certificate of Appropriateness, standard or special, with a delayed effective date up to forty-five (45) days. During the delay period, the applicant shall permit the subject site to be examined under the supervision of an archaeologist approved by the Board. A Certificate of Appropriateness may be denied if the site is of exceptional importance and such denial would not unreasonably restrict the primary use of the property.

### **Section 3-1112. Reconstruction of destroyed historic landmarks.**

- A. Except as provided in the Historic Preservation Code, in the event of a catastrophic occurrence, including, but not limited to, fire, tornado, tropical storm, hurricane, other act of God, or major accidental damage not the fault of the owner which results in damage to an historic building, structure, landscape feature, improvement or site that:
1. Exceeds fifty (50%) percent of the replacement value of the building or structure at the time of damage as determined by the building official after consultation with the Historic Landmark Officer. Upon a final determination of the Historic Preservation Board such building may be reconstructed, repaired or rehabilitated, and the building or structure's total gross floor area, height, and setbacks may remain, if the following conditions are met:

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- a. The number of units in a repaired or rehabilitated residential and/or hotel building shall not be increased.
  - b. The building shall have previously been issued a certificate of use, certificate of completion, certificate of occupancy or occupational license by the City to reflect its current use.
  - c. The repairs or rehabilitations shall meet the requirements of the City Code, the applicable Florida Building Code, and the Life Safety Code.
  - d. The repairs or rehabilitations shall comply substantially with the Secretary of the Interior's Standards for Rehabilitation, as amended, as well as the certificate of appropriateness criteria in Section 3-1106.
2. Is less than fifty (50%) percent of the replacement value of the building or structure at the time of damage as determined by the building official after consultation with the Historic Landmark Officer. Such building shall be reconstructed, repaired or rehabilitated, and the building or structure's total gross floor area, height, and setbacks may remain, if the following conditions are met:
- a. The number of units in a repaired or rehabilitated residential and/or hotel building shall not be increased.
  - b. The building shall have previously been issued a certificate of use, certificate of completion, certificate of occupancy or occupational license by the City to reflect its current use.
  - c. The repairs or rehabilitations shall meet the requirements of the City Code, the applicable Florida Building Code, and the Life Safety Code.
  - d. The repairs or rehabilitations shall comply substantially with the Secretary of the Interior's Standards for Rehabilitation, as amended, as well as the Certificate of Appropriateness criteria in Section 3-1106.
- B. For the reconstruction, repair, or rehabilitation of historically designated buildings, structures, landscape features, improvements, sites or portions thereof in violation of the demolition or demolition by neglect sections, please refer to Section 3-1107 and Section 3-1108.

### **Section 3-1113. Variances.**

The Historic Preservation Board shall have the authority to grant a variance from the terms of these regulations for those properties designated as local historic landmarks, either individual sites, buildings or structures within districts, where it is deemed appropriate for the continued preservation of the historic landmark or historic landmark district. The Board shall only authorize such variances in conjunction with an application for a Special Certificate of Appropriateness, in accordance with the provisions of Section 3-1106 and Article 3, Division 8.

### **Section 3-1114. Transfer of development rights.**

The Historic Preservation Board shall have the authority to grant certificates of transfer of development rights (TDR) to property owner(s) of designated historic landmarks, either individual sites or buildings within districts in accordance with the criteria and standards for transfer of development rights in Article 3, Division 10 of these regulations. Any historic landmark that has transferred development rights shall not be demolished.

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### **Section 3-1115. Undue economic hardship.**

A claim of undue economic hardship may only be asserted in conjunction with an application to the Historic Resources Department with an application for a Special Certificate of Appropriateness, in accordance with Section 3-1106, which shall be considered by the Historic Preservation Board at a public hearing.

Application submittal and review requirements. The application shall be considered by the Historic Preservation Board within sixty (60) days of application submittal. Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The applicant filing the claim shall file a written application on the forms prepared by the Department. The application shall include an affidavit validating all submitted information. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments. The Historic Preservation Board may also require the applicant to provide additional information to assist in its findings and determination of undue economic hardship.

As a minimum, the applicant shall provide at time of application, the following information:

**A. For all property:**

1. The amount paid for the property, the date of purchase and the name of the previous property owner(s).
2. The assessed value of the land and all improvements thereon, according to the two (2) most recent Miami-Dade County property assessment records.
3. Real estate taxes for the previous two (2) years.
4. Annual debt service, if any, for the previous two (2) years.
5. All appraisals obtained within the previous two (2) years by the property owner or applicant in connection with the purchase, financing or ownership of the property.
6. Any property sale listing(s) of the property for sale or rent, price asked and offers received, if any.
7. Any consideration by the property owner as to profitable adaptive uses for the property.
8. Two (2) appraisals completed by two (2) separate State of Florida certified appraisers, completed within six (6) months of application submittal.

**B. For income producing property:**

1. Annual gross income received from the property and all improvements for the previous two (2) years.
2. The assessed value of the land and improvements thereon, according to the two (2) most recent Miami-Dade County property assessment records.
3. Annual cash flow, if any, for the previous two (2) years.

### **Section 3-1116. Unsafe structures.**

In the event the Building Official determines that any structure within a designated historic landmark or historic landmark district is unsafe pursuant to the applicable building code adopted by the City, he/she

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shall immediately notify the Historic Preservation Board with copies of such findings. Where reasonably feasible within applicable laws and regulations the building official shall endeavor to have the structure repaired rather than demolished and shall take into consideration any comments and recommendations by the board. The board may take appropriate actions to effect and accomplish preservation of such structure including, but not limited to, negotiations with the owner and other interested parties, provided that such actions do not interfere with procedures in the Florida Building Code.

### **Section 3-1117. Emergency conditions.**

For the purpose of remedying emergency conditions determined to be imminently dangerous to life, health or property, nothing contained herein shall prevent the making of any temporary construction, reconstruction, demolition or other repairs to an improvement, landscape feature, or site within a designated historic landmark district pursuant to an order of a government agency or a court of competent jurisdiction, provided that only such work as is reasonably necessary to correct the hazardous condition may be carried out. The owner of an improvement damaged by fire or natural calamity shall be permitted to stabilize the improvement immediately and to rehabilitate it later under the normal review procedures of this Division.

### **Section 3-1118. Scope of tax exemptions.**

- A. A method is hereby created for the City Commission to allow tax exemptions for the restoration, renovation or rehabilitation of historic properties. The exemption shall apply to one hundred (100%) percent of the assessed value of all improvements to historic properties, which result from restoration, renovation or rehabilitation made on or after the effective date of this division. The exemption only applies to taxes levied by the City. The exemption does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Section 9(b) or Section 12, Article VII of the Florida Constitution. The exemption does not apply to personal property.
- B. The City of Coral Gables hereby elects to provide for an ad valorem tax exemption of fifty (50%) percent of the assessed value of certain commercial or not-for-profit historically designated properties. The exemption shall only apply to taxes levied by the City. The exemption does not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to Section 9(b) or Section 12, Article VII of the Florida Constitution.

### **Section 3-1119. Duration of tax exemptions.**

Any exemption granted under this section to a particular property shall remain in effect for ten (10) years, as specified in the ordinance approving the exemption. The duration for ten (10) years shall continue regardless of any change in the authority of the City to grant such exemptions or any changes in ownership of the property. In order to retain an exemption, the historic character of the property must be maintained over the period for which the exemption was granted.

### **Section 3-1120. Eligible properties and improvements.**

- A. Property is qualified for an exemption under this section if:
  - 1. At the time the exemption is granted, the property is:
    - a. Individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended;
    - b. A contributing property within a National Register-listed district; or
    - c. Individually listed in the Coral Gables Register of Historic Places, or noted as a contributing structure within a designated local historic district as enacted by ordinance of the City Commission.

## **ARTICLE 3 - DEVELOPMENT REVIEW**

- B. In order for an improvement to an historic property to qualify the property for an exemption under Section 3-1118, the improvement must be:
1. Consistent with the United States Secretary of the Interior's Standards for Rehabilitation; and
  2. Determined by the Historic Preservation Board to meet criteria established in rules adopted by the Department of State.
- C. Property is qualified for an exemption under Section 3-1118; Subsection B above if the property meets the following criteria: (1) the property must be used for commercial purposes or used by a not-for-profit organization under s. 501(c) (3) or (6) of the Internal Revenue Code of 1986; or (2) The property must be listed in the National Register of Historic Places, as defined in Florida Statutes section 267.021; or (3) must be a local historic contributing property to a National Register Historic District; or must be a local historic landmark or a contributing property within a local historic district; and (4) The property must be regularly open to the public, which means that there are regular hours when the public may visit to observe the historically significant aspects of the building. This means a minimum of forty (40) hours per week, for forty-five (45) weeks per year, or an equivalent of eighteen hundred (1,800) hours per year. A fee may be charged to the public; however, it must be comparable with other entrance fees in the immediate geographic locale.
1. Only those portions of the property used predominantly for the purposes specified in paragraph (c) shall receive the ad valorem tax exemption of fifty (50%) percent of the assessed property value. In no event shall an incidental use of property qualify such property for an exemption or impair the exemption of an otherwise exempt property.
  2. In order to retain the exemption, the historic character of the property must be maintained in good repair and condition to the extent necessary to preserve the historic value and significance of the property.

### **Section 3-1121. Applications for tax exemption.**

- A. Any person, firm or corporation that desires ad valorem tax exemption from the improvement of an historic property must, prior to construction, file with the Historical Resources Department a written application on an approved form.
- B. Any person, firm or corporation who is claiming the ad valorem tax exemption provided under Section 3-1118; Subsection B shall, on or before March 1 of each year, file an application for exemption with the Miami-Dade County Property Appraiser, describing the property for which exemption is claimed and certifying its ownership and use.

### **Section 3-1122. Required restrictive covenant.**

To qualify for an exemption, the property owner must enter into a restrictive covenant or agreement with the City Commission for the term for which the exemption is granted. The form of the covenant or agreement must be established by the Department of State and must require that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. Violation of the covenant or agreement results in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. 212.12(3).



## **ARTICLE 3 - DEVELOPMENT REVIEW**

### **Section 3-1123. Review by Historic Preservation Board.**

The Historic Preservation Board, or its successor, is designated to review applications for exemptions. The Historic Preservation Board may recommend that the City Commission grant or deny the exemption. Such reviews must be conducted in accordance with rules adopted by the Department of State. The recommendation and the reasons therefore must be provided to the applicant and to the City Commission before consideration of the application.

### **Section 3-1124. Approval by the City Commission.**

A majority vote of the City Commission shall be required to approve a written application for exemption. The City Commission shall include the following in the resolution or ordinance approving the written application for exemption:

- A. The name of the owner and the address of the historic property for which the exemption is granted.
- B. The period of time for which the exemption will remain in effect and the expiration date of the exemption.
- C. A finding that the historic property meets the requirements of this section.

# The Suburb Beautiful

*By Mr. Frank M. Button, F. A. S. L. A.*

Note-Mr. Button is a landscape architect of national repute, a graduate of the University of Vermont with the degree of Civil Engineer, and a Fellow of the American Society of Landscape Architects. His work has been country-wide in scope, having been in charge of landscape development at Glenview, Indian Hill and Midlethion Golf Clubs, the most famous golf links near Chicago; The beautiful grounds of Lincoln Park and of the Municipal Tuberculosis Hospital, Chicago; the magnificent 4,000-acre estate of ex-Governor Lowden, Oregon, Ill.; the estate of ex-Governor Smith of St. Albans, Vt.; The Charles Deering estate, Miami, and numerous parks, estates and subdivisions of note throughout the country.

CORAL GABLES, with its immense acreage of gently rolling and undulating land, offers rare advantage for the best that the landscape architect can produce. Its broad vistas invite the greatest freedom in planning spacious boulevards, delightful parks, charming recreational centers and many other features which are possible under exceptional conditions. With splendid natural advantages it combines the most appropriate setting of tropical and sub-tropical foliage, and permits the lover of harmonious landscape a field for work and an opportunity for achievement that is not often enjoyed in the most ambitious projects of this country.

It has been my privilege for the past year to work all of those delightful elements into a harmonious sitting. In planning the extensive system of avenues and streets all favorable conditions were utilized to the utmost. The imposing entrance to the property at Southwest Eighth Street (Tamiami Trail) has been beautifully developed with careful preservation of trees and full advantage taken of hills and hollows. This splendid boulevard, one hundred-feet wide, which has been named Granada Boulevard, extends in one unbroken line for two miles through Coral Gables, with delightful plazas at Coral Way and Avenue Sevilla, terminating in another imposing gateway to be built at the Coconut Grove entrance on Bird Road.

The first half mile of Granada Boulevard forms an unbroken parkway 240 feet wide, planted with a great variety of rubber, acacia, pithecolobium, royal poinciana and eucalyptus trees, making an informal botanical collection of unrivalling beauty along the parkway, and setting off the broad boulevard most attractively. The entrance at Southwest Eighth Street and Granada Boulevard is of the most imposing Spanish type, 240 feet in width, offering a most cordial welcome to the visitor.

Another of these most excellent boulevards which add to the crowning beauty of Coral Gables is Alhambra Circle. One hundred feet wide, with a parked area in center for the electric trolley to be built on the property, this fine boulevard circles practically the entire length of Coral Gables. Perhaps no better idea of the size of this development can be given than the mere statement of fact that Alhambra Circle is three and one-half miles in length.

On all of the principal boulevards at Coral Gables have been laid out delightful parks, plazas and rest spots, one-half to five acres in area, that break the vista of the avenues and provide the most charming possibilities for landscape work of the most effective kind.

A large portion of Coral Gables is now covered with bearing avocado, grapefruit, mango and other tropical fruit trees, presenting a delightful background for the extensive improvements carried out in parkways and boulevards. Whenever possible fruit trees in parkways between sidewalks and streets have been preserved, and for miles the visitor to Coral Gables walks through veritable bowers laden with delectable fruit.

The two golf courses offer advantages of other kinds that will appeal strongly to future residents of Coral Gables. These are bordered with native palms, pines, live oaks, wild figs, ferns and other tropical shrubbery that delight the nature lover and make ideal surroundings for golf. The nine-hole course is well under way now, and is 2,900 yards in length, with a 500-yard hole which will be a test for even the par golfer. The 18-hole course will have three holes of over 500 yards, and the entire course will be 5,574 yards, with good fairways, grass greens and traps and hazards of the most modern kind. Imposing club houses with every convenience for members are part of the work planned for the delightful social life at Coral Gables.

The Golf Club house at Greenway Drive and Boulevard Granada will also be a recreation center for all of the residents of Coral Gables, with tennis courts and other amusement features inseparably linked with the happiness and enjoyment of all well-ordered communities today.

Large plots have been set aside in prominent locations for churches, schools, library and other community centers. And even the business section on the Plaza Augustine has been made attractive by parked boulevard and inviting rest spots.

The splendid soil conditions at Coral Gables permit of the most varied gardening operations. The famous plantations operated so successfully here for years are a sufficient guarantee of the possibilities of the land, while the flora of Southern Florida, more varied than that of any other part of the United States, will be utilized to the utmost to add to the attractiveness of plazas and boulevards and make most pleasing rest-spots amid delightful surroundings.

From even the most conservative viewpoint, Coral Gables offers possibilities for beauty that make it distinctive among developments of this kind. Winding boulevards encircle the entire tract; diagonal streets make every part accessible; broad vistas and charming hammocks of pine, oak and palm delight the eye on every side, and with the extensive planting of coconut, rubber, royal poinciana, grevillea, pithecolobium and bamboo tree, and shrubbery such as scalypha, hibiscus, oleander and jasmine, with alamanda, bougainvillea and many other varieties of vines, Coral Gables will present a homesite development unsurpassed for ideal living conditions.

This is the second of a most interesting series of articles prepared and written especially by the famous men who are molding CORAL GABLES into MIAMI'S MASTER SUBURB. The next of the series will be by Mr. Denman Fink, an artist of international fame and a recognized authority on Spanish art and architecture. Mr. Fink's designs are a notable feature of Coral Gables. The

Grand Opening Sale at Coral Gables will be soon announced. It will be the event extraordinary of the year!

Watch – wait – for the date of the first offering.

**DAMMERS & GILLETTE and HARRY A. BURNES**  
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