



V I L L A G E O F K E Y B I S C A Y N E

Office of the Village Manager

Village Council
Franklin H. Caplan, *Mayor*
Michael W. Davey, *Vice Mayor*
Theodore J. Holloway
Michael E. Kelly
Mayra P. Lindsay
Ed London
James S. Taintor

DATE: August 26, 2014
TO: Honorable Mayor and Members of the Village Council
FROM: John C. Gilbert, Village Manager
RE: Garden District

Village Manager
John C. Gilbert

RECOMMENDATION

It is recommended that the Village Council review the attached preliminary analysis prepared by the Building, Zoning and Planning Director for the buildings within the Garden District and direct the Administration to further analyze the qualifications for the designation in the National Register of Historic Places.



V I L L A G E O F K E Y B I S C A Y N E

Department of Building, Zoning and Planning

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DATE: August 26, 2014
TO: John C. Gilbert, Village Manager
FROM: Jud Kurlancheek, Building, Zoning
and Planning Director
RE: Garden District

Director
Jud Kurlancheek, AICP
Chief Building Official
Eugenio M. Santiago, P.E., CFM

As requested by the Village Council, below is a preliminary analysis of the buildings within the Garden District which includes those on Galen Drive and Sunrise Drive.

1. The existing density of 858 units exceeds the allowable density of 390 units.
2. There are 339 existing parking spaces. If the existing buildings were replaced with new construction, a total of 758 spaces would be required.
3. 18 of the 28 buildings are below the maximum 50 ft. height limit with an existing average of 4 stories. New construction, depending on floor to ceiling heights, could be 6 stories.
4. 15 of the 28 buildings are below the maximum FAR with an existing average of 0.71. The maximum FAR for new construction that has 5 to 6 stories is 1.20 to 1.40. New buildings will appear larger and have more mass than the existing construction.
5. It is estimated that there are a total of 1,222 bedrooms. New construction would result in 1,164 potential bedrooms based on a 3 bedrooms per unit. This is based on the new construction at 101 Sunrise Dr. At this site, the number of units declined from 20 to 11 and the number of bedrooms increased from 28 to 33.
6. The majority of the district is historic with 19 of the 28 buildings built before 1969.
7. There is a pattern of building materials, scale, mass and streetscape throughout the district which is unique in Key Biscayne and gives this area a sense of place and community.

Based on the preliminary analysis, the area has a sufficient number of buildings which **MAY** qualify for a listing on the National Register of Historic Places. The implications of such a designation include the following:

1. no architectural or zoning regulations;
2. does not stop the issuance of demolition permits or building permits;

3. homeowners can qualify for federal tax benefits for buildings whose exteriors are renovated in a manner that is consistent with their original design. This is a voluntary program; and,
4. builds prestige and pride in the community that has an area listed in the National Register of Historic Places.

Should the Council wish to proceed, staff will prepare the necessary studies and application which must be approved by the Council prior to submitting documentation to the federal government.