

Study Area



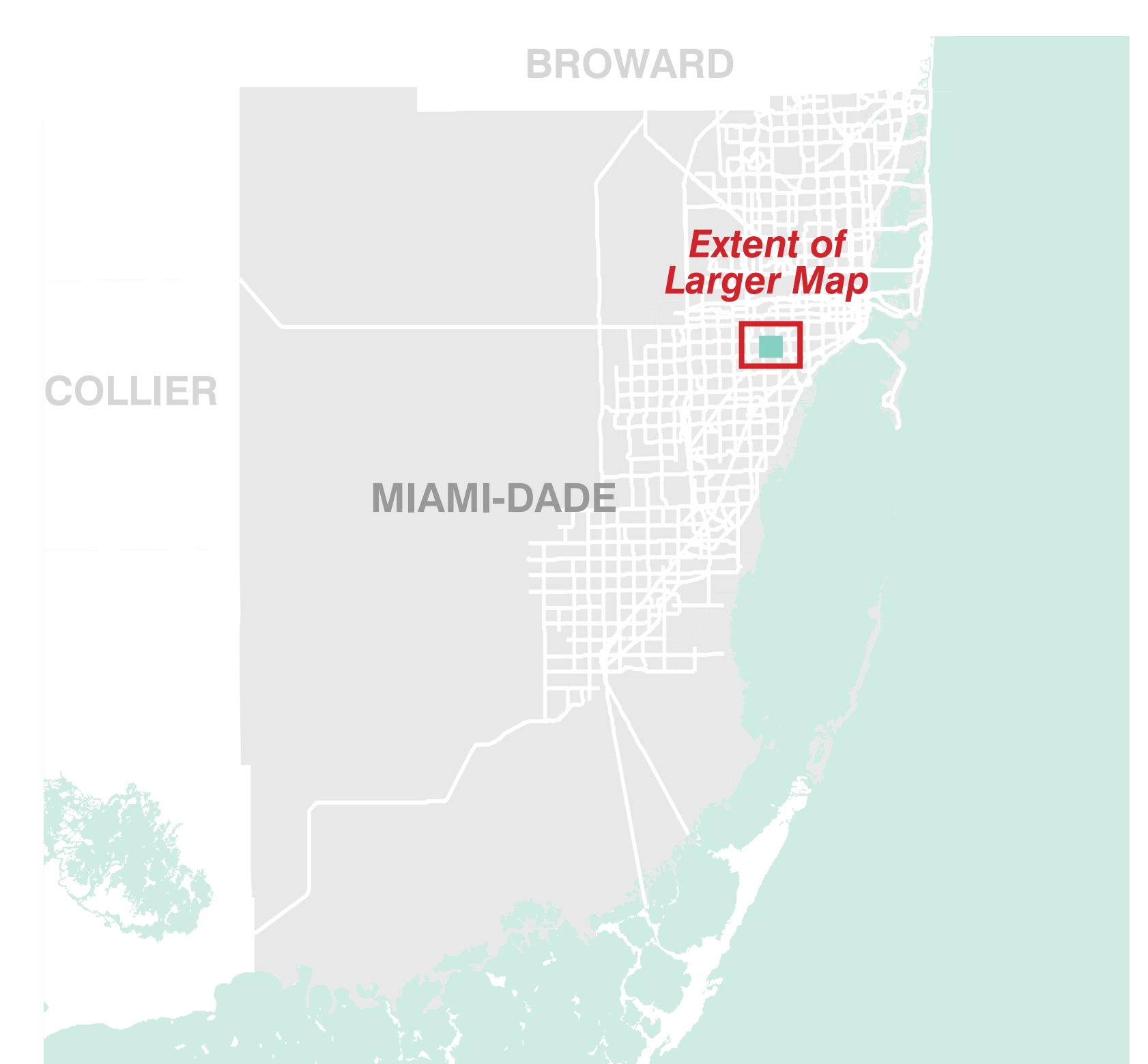
The study area, consisting of the Schenley Park and Coral Villas neighborhoods, is located west of Southwest 57th Avenue/Red Road, east of Southwest 67th Avenue/Ludlam Road and between Southwest 24th Street/Coral Way and the Coral Gables Canal.

Development of the area began in the 1920s with the Coral Way Heights and Coral Villas subdivisions in the 1920s and the Schenley Park subdivision in the 1930s. Houses built from the 1920s to the 1940s are mainly located near Red Road while throughout the area a majority of the houses were built during the 1950s. A variety of architectural styles exist in the area, including Mediterranean, Mission, Bungalow, and Ranch styles. More recently constructed houses also exhibit a variety of styles, from neo-Mediterranean to cubist contemporary.

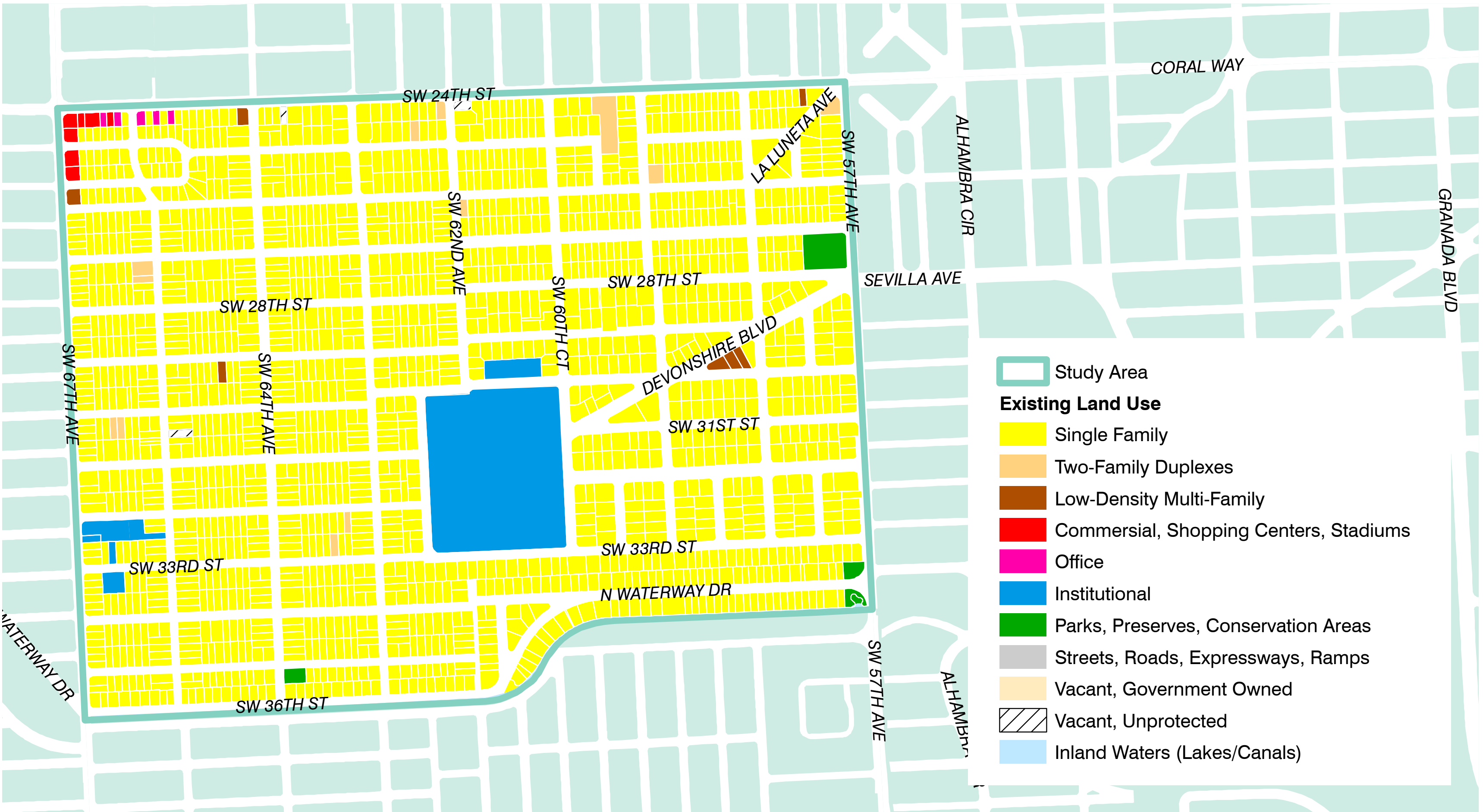
In addition to residential uses there is a small cluster of businesses near the Coral Way and Ludlam Road intersection. In the center of the area is the Nicklaus Children's Hospital, a significant community institution that has been located at its current site since the 1950s.

Public facilities include Schenley Park, Coral Gables Wayside Park, and Coral Villas Park. Other public facilities near the study area include the Ludlam Trail, A.D. Barnes Park, and Coral Terrace Elementary.

Shopping and employment areas are generally located outside the study area along Coral Way and Bird Road as well as in downtown Coral Gables to the east.



Existing Land Use



Study Area

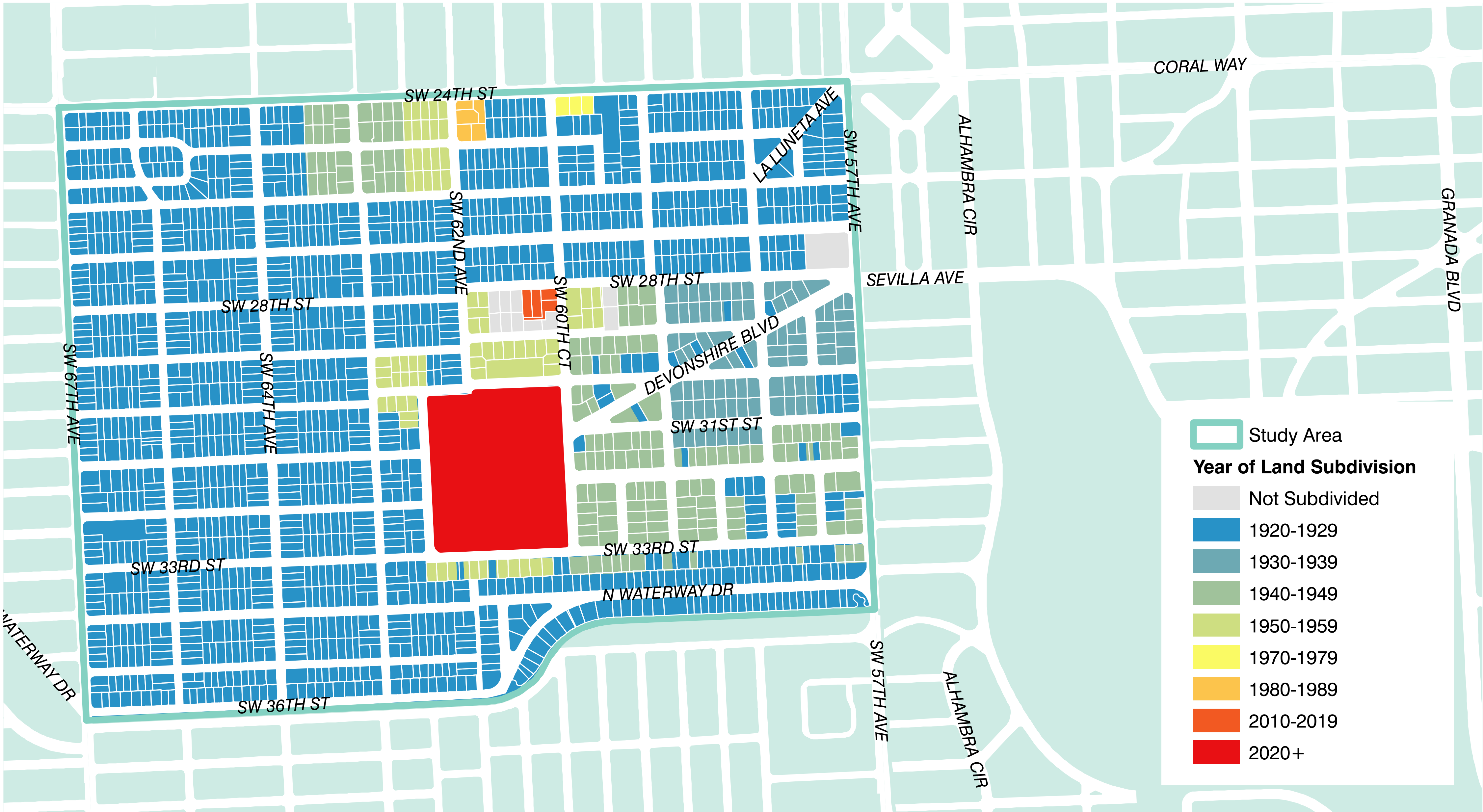
CDMP Future Land Use Designation

- Low Density Residential
- Business And Office

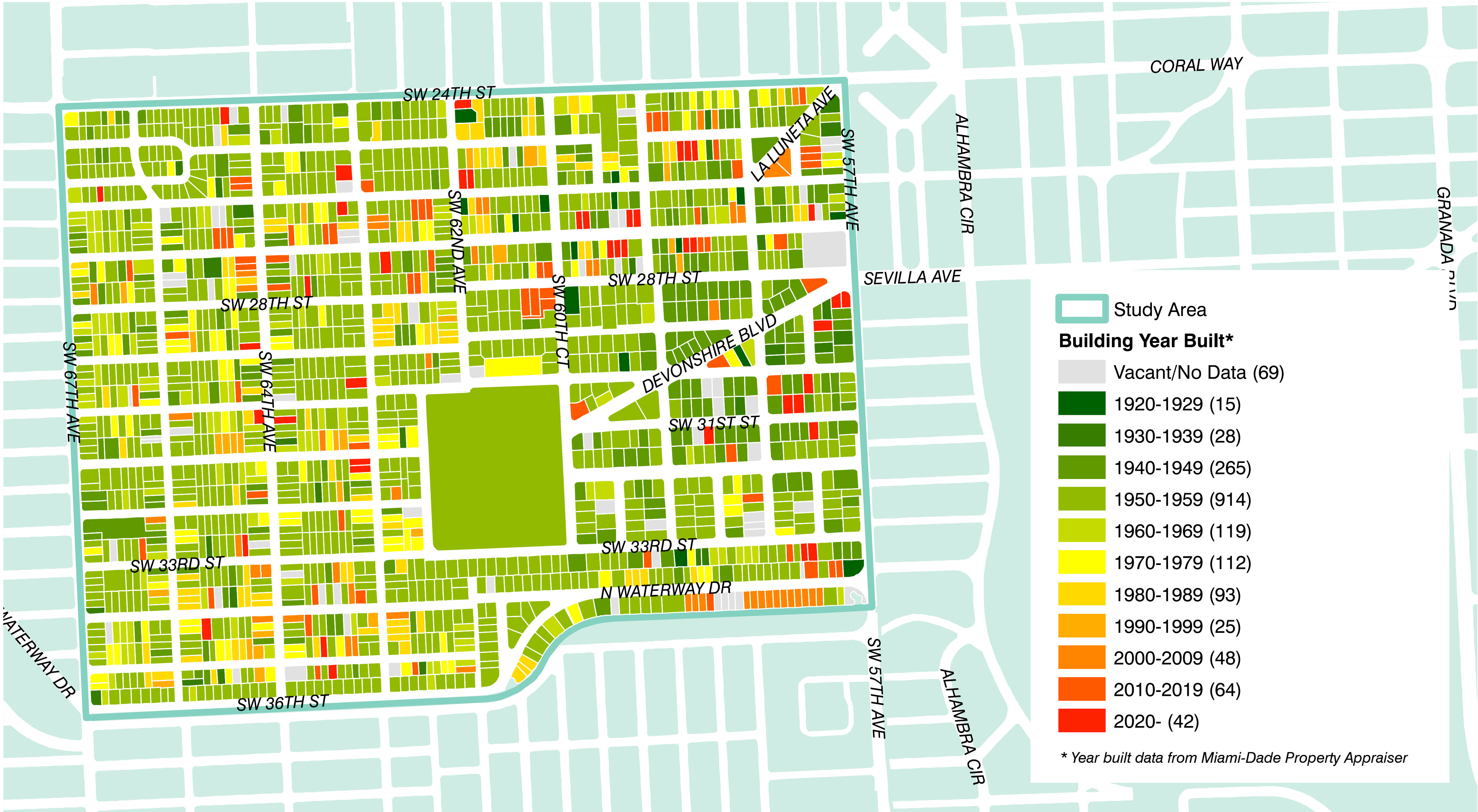
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Development Activity

Year of Land Subdivision



Building Year Built



Zoning Approvals 2010-2026



Zoning Approvals

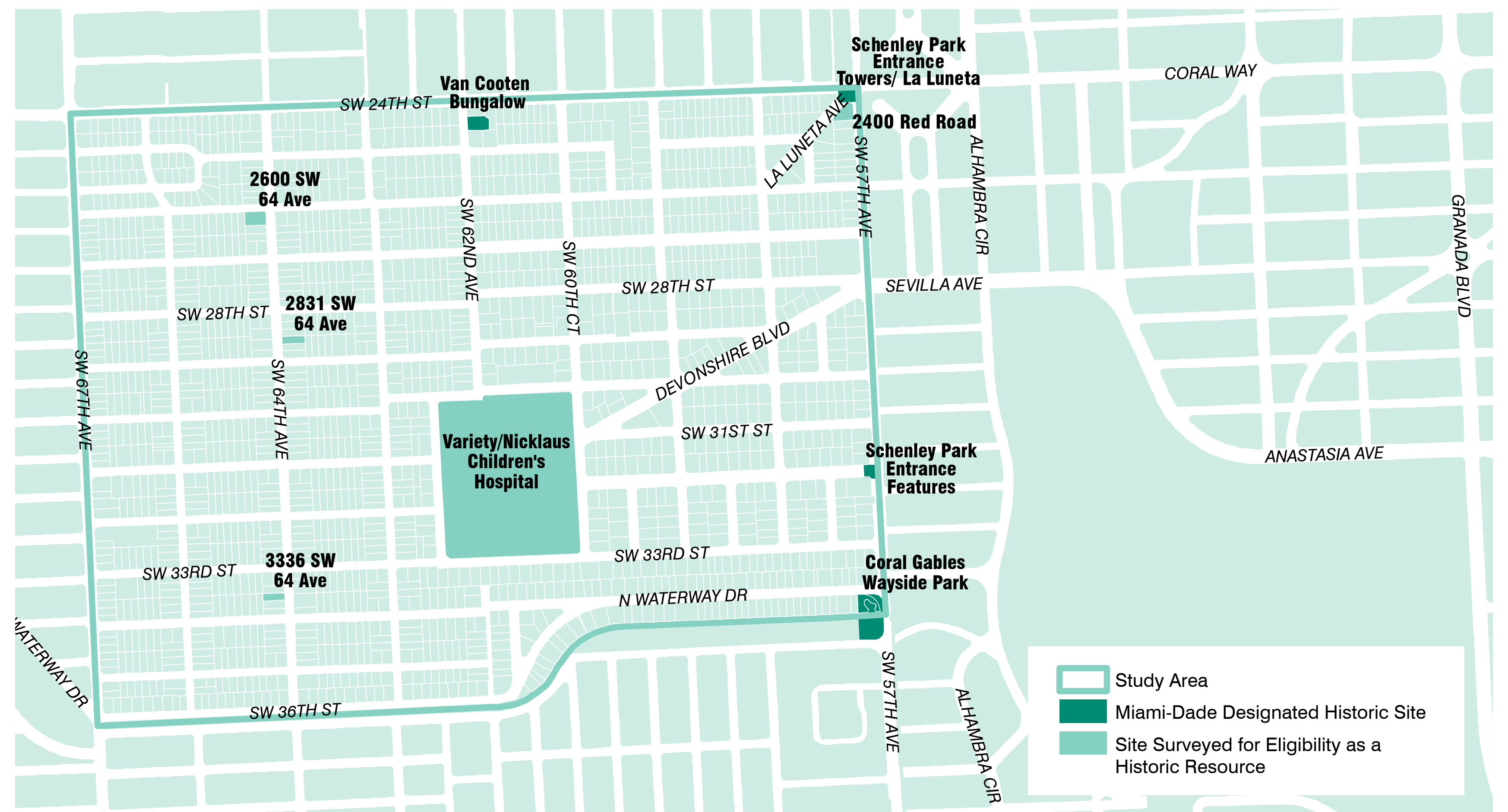
Map No.	Proc. No.	Approved Zoning Requests
1	D201000024	Substantial compliance modification of approved hearing plans Z-23-07
2	D2012000007	Substantial compliance modification of approved hearing plans Z-23-07
3	D2012000007	Substantial compliance modification of approved hearing plans Z-23-07
4	D2012000007	Substantial compliance modification of approved hearing plans Z-23-07
5	D2022000007	Substantial compliance modification of approved hearing plans Z-23-07
6	R2022000039	Workforce payment-in-lieu
7	R2023000068	Workforce single-family development
8	R2023000075	Workforce duplex development
9	R2025000039	Workforce duplex development
10	R2025000047	Workforce duplex development

Zoning Request Legend:
NUV: Non-Use Variance

Map No.	Proc. No.	Approved Zoning Requests
11	R2025000067	Workforce duplex development
12	R2025000069	Workforce duplex development
56	Z2011000043	NUV setback
57	Z2011000069	NUV parking, landscape
58	Z2013000060	Modification of previous plan, NUV setback, street trees
59	Z2017000004	NUV setbacks
60	Z2017000134	NUV setback, lot coverage
61	Z2017000341	NUV setback, lot coverage
62	Z2019000063	Modification of prior resolution and NUV setback for addition
63	Z2021000055	Modification of prior resolution and NUV pool location, setback
64	Z2021000241	NUV for addition, pool setback
65	Z2023000133	NUV pool location, setback

Community Heritage

Miami-Dade Designated/ Surveyed Historic Sites



Designated Sites



Schenley Park Entrance Towers/La Luneta, c. 1920



Schenley Park Entrance Features, c. 1920



Coral Gables Wayside Park, 1925



Van Cooten Bungalow, 1930

Surveyed Sites



2600 SW 64th Avenue, 1935



2400 Red Road, 1936



2831 SW 64th Avenue, 1946



3336 SW 64th Avenue, 1955



Variety Children's Hospital, 1951

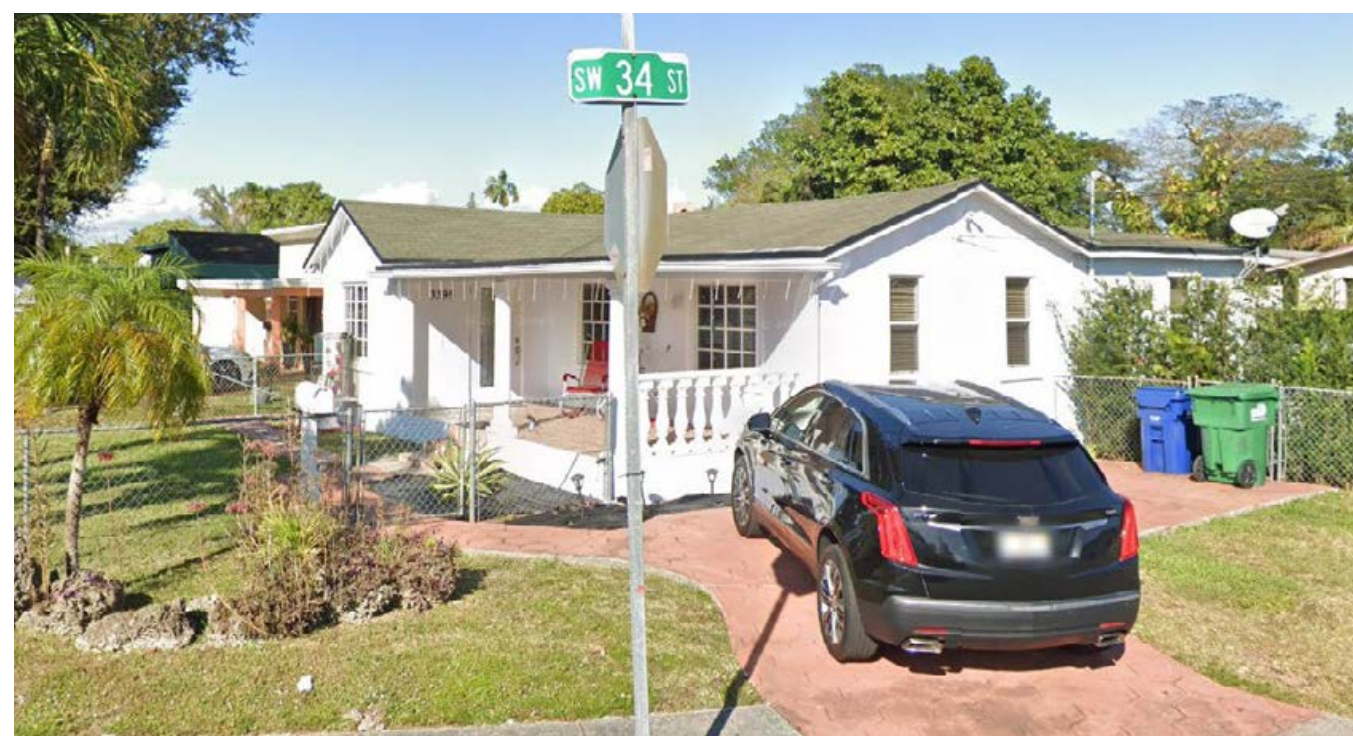
IMAGES VIA GOOGLE MAPS, MDPLS DIGITAL COLLECTIONS, MIAMI-DADE OHP

Building Architecture 1920-2026

1920s



1930s



1940s-1950s



1960s-1970s



1980s-2000s



2010s-2020s



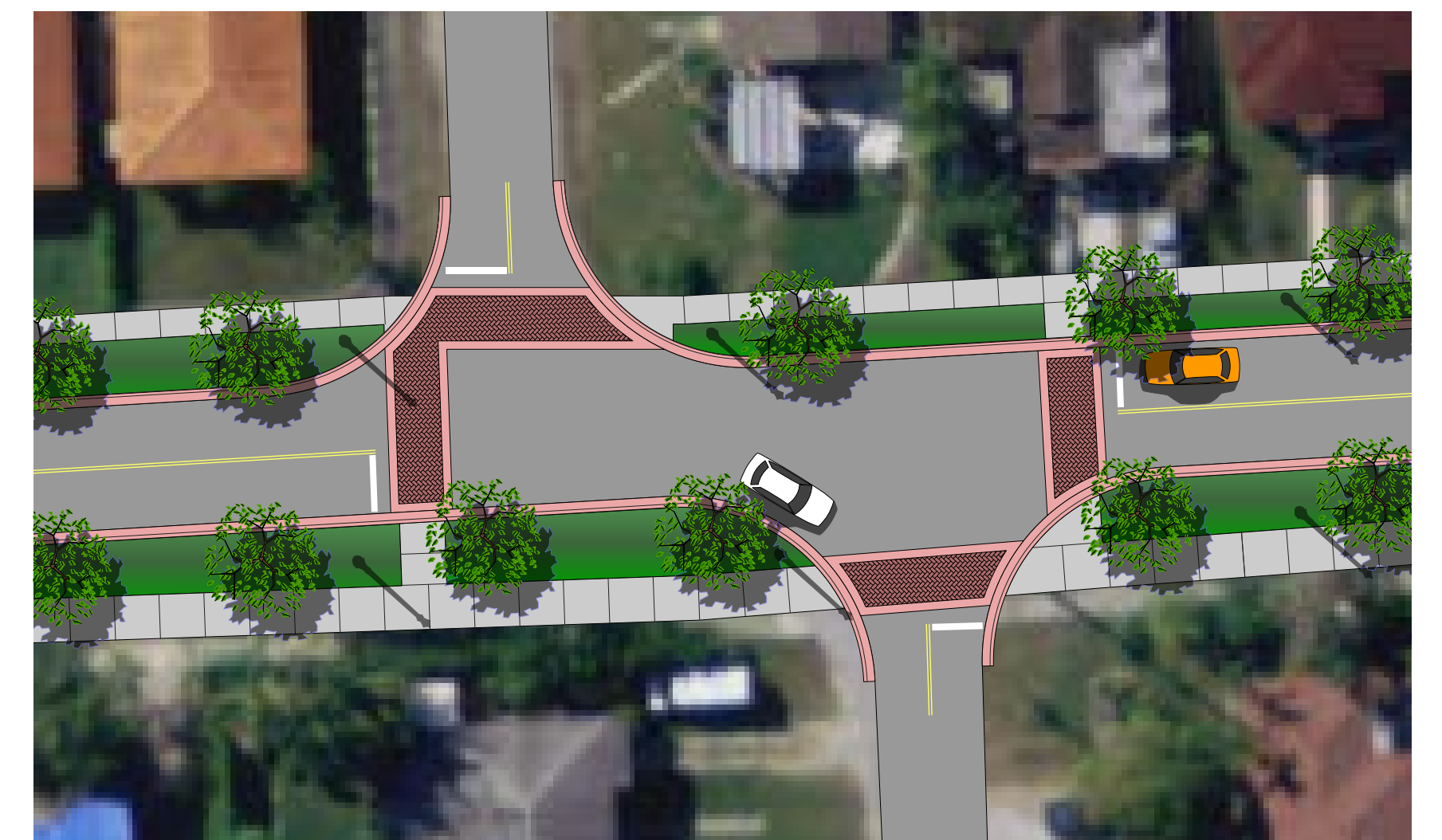
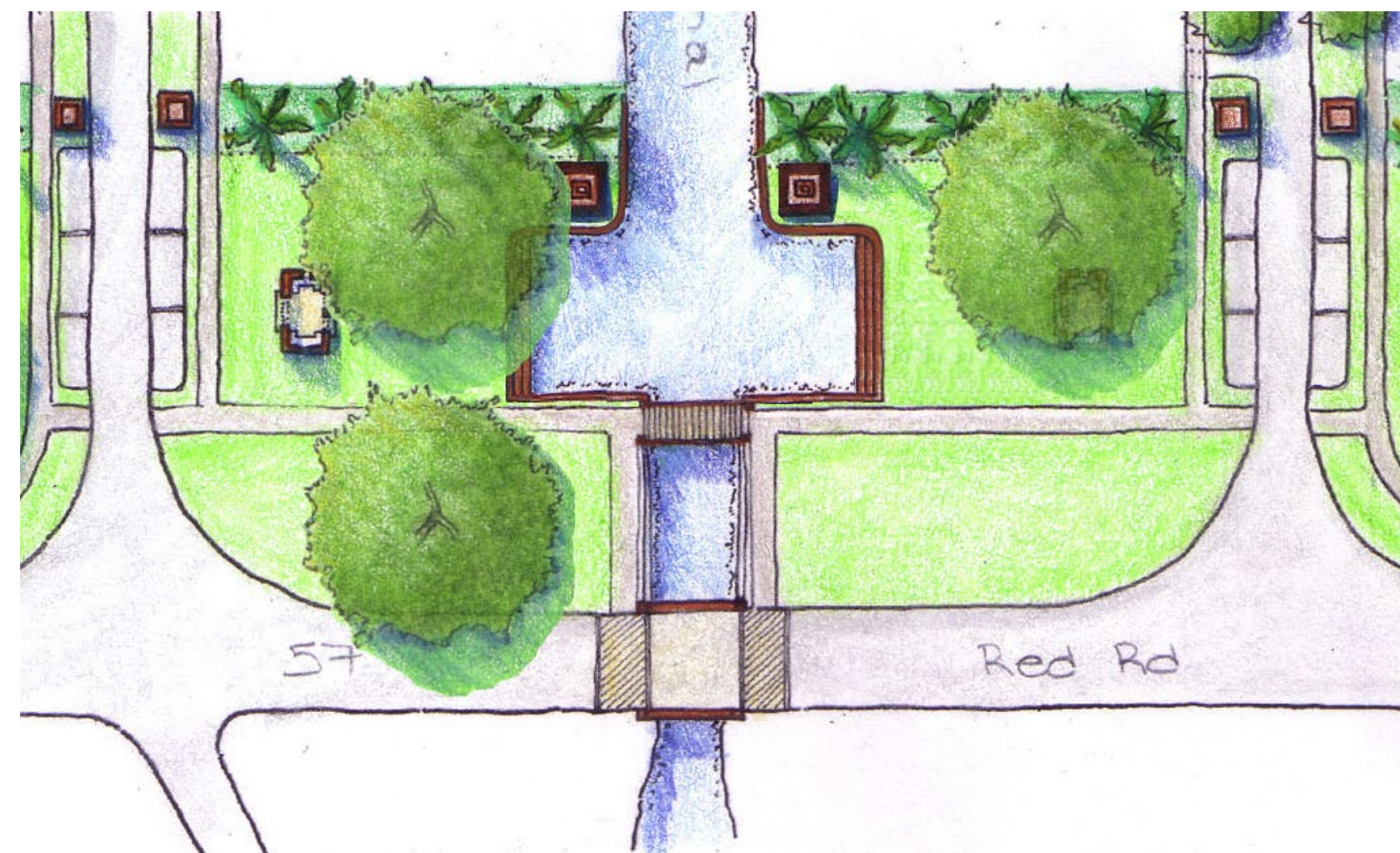
BUILDING YEAR DATA FROM MIAMI-DADE PROPERTY APPRAISER / IMAGES VIA GOOGLE MAPS

Area Design Elements

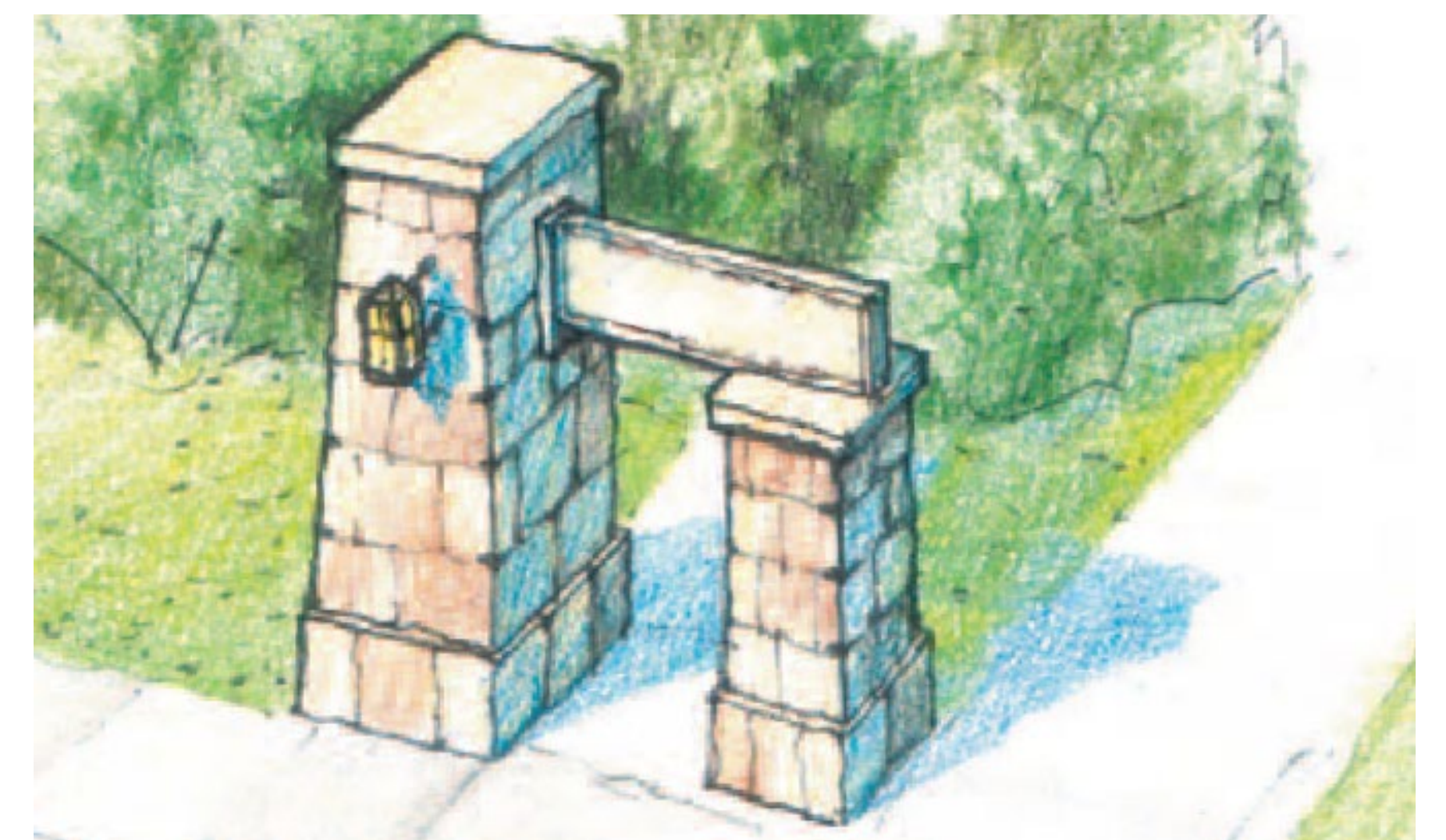
Key Map



Right-of-Way Enhancement



Neighborhood Identity



Parks and Canals

