



City of Coral Gables
CITY COMMISSION MEETING
October 25, 2022

ITEM TITLE:

Resolution. Receipt of Transfer of Development Rights (TDRs).

A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "1505 Ponce" on the property legally described as Lots 1 through 6 and Lots 17 through 22, Block 36, "Douglas Section" (1505 Ponce de Leon Boulevard, 126 and 122 Menores Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their October 12, 2022, meeting recommended approval of the proposed Receipt of Transfer of Development Rights (TDRs) (6-0).

BRIEF HISTORY:

On July 25, 2022, the City Commission approved the mixed-use project known as "1505 Ponce," a 16-story mixed-use and planned area development consisting of a total of 297,027 square feet of floor area, of which 59,405 square feet of floor area are required to be obtained pursuant to the utilization of Transfer of Development Rights (TDRs). Therefore, the Applicant is now seeking approval of TDRs from three historic properties and from a future city park for a total of 59,405 square feet:

- 24,089 square feet from 235 Majorca Avenue;
- 3,227 square feet from 118 Menores;
- 30,592 square feet from 301 Majorca (future city park); and
- 1,497 square feet from 36 Phoenetia Avenue.

Planning & Zoning Board

On October 12, 2022, the Planning & Zoning Board reviewed the requested receipt of Transfer of Development Rights (TDRs). The Board briefly discussed the total requested amount and the distribution proposed to be transferred from each historic landmark. The Board recommended approval of the proposed transfer (6-0).

Historic Preservation Board

On October 19, 2022, the Historic Preservation Board reviewed the impact on seven local historic landmarks within 500 feet of the 1505 Ponce project within the North Ponce Neighborhood Conservation District. After review of the Historic Resources Staff's analysis of the varying impacts on the different

historic landmarks, the Historic Preservation Board determined that the proposed development at 1505 Ponce does not adversely affect the local historic landmarks (vote: 7-0).

The draft Resolution for the Receipt of Transfer of Development Rights (TDRs) is provided as Exhibit A. The applicant's submittal is provided as an attachment to the Staff Report as Exhibit B.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10.19.22	Historic Preservation Board	Approved (7-0).

PUBLIC NOTIFICATIONS:

Date	Form of Notification
09.28.22	Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
10.04.22	Sign posting of property for Planning & Zoning Board.
09.30.22	Planning and Zoning Board legal advertisement.
10.10.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
10.10.22	Sign posting of property for Historic Preservation Board.
10.10.22	Mailed notification to all property owners for Historic Preservation Board.
10.12.22	Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for City Commission.
10.14.22	City Commission legal advertisement.
10.18.22	City Commission meeting agenda posted on City webpage.

EXHIBITS:

- A. Draft Resolution – Receipt of Transfer of Development Rights (TDRs).
- B. 10 12 22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpts from 10 12 22 Planning & Zoning Board Meeting Minutes.
- D. 10 19 22 Historic Preservation Board Staff Report.
- E. PowerPoint Presentation.