



City of Coral Gables
CITY COMMISSION MEETING
June 28, 2022

ITEM TITLE:

Resolution. Transfer of Development Rights (TDRs) to create a City Park.

A Resolution of the City Commission of Coral Gables, Florida approving the transfer/sending of Transfer of Development Rights (TDRs) to create a city park pursuant to Zoning Code Section 14-204.4(C) "Transfer/sending of TDRs to create a city park," on the property legally described as Lots 25 thru 28, Block 8 of Coral Gables Section K (301 Majorca Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval, with conditions.

PARKS ADVISORY BOARD RECOMMENDATION:

The Parks Advisory Board at their 06.09.22 meeting recommended approval, with conditions, of the proposed transfer/sending of TDRs from 301 Majorca to create a City Park (vote: 5-0).

BRIEF HISTORY:

In 2018, the City Commission adopted Ordinance No. 2018-26 that provided a procedure to transfer development rights in return for conveyance of open space to the City for the purpose of creating public parks. The procedure includes a positive recommendation from the Parks & Recreation Advisory Board before considered for adoption by the City Commission. The considered Resolution may include conditions of approval as necessary.

The Applicant is requesting to create a city park at 301 Majorca Avenue by transferring the development rights of the property. The property is currently 12,237 square feet and is zoned Multi-Family 2 (MF2), which allows a maximum of 2.5 Floor Area Ratio (FAR), with Mediterranean Bonus. The total development potential of the property calculates to 30,592 square feet, which is the amount that the applicant is requesting to be transferred/sent to a receiving property. The receiving site will be located within a designated TDR-receiving district and either be the properties at 1505 Ponce de Leon Boulevard within the North Ponce Mixed-Use Overlay or 275 Majorca within the Central Business District (CBD).

The draft Resolution is provided as Exhibit A. The Applicant's Letter of Intent is provided with the Planning Staff Report as Exhibit B.

EXHIBIT(S):

- A. Draft Resolution.
- B. 06.09.22 Planning Staff Report with attachments.
- C. Excerpts from 06.09.22 PAB meeting.