

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-9**  
**October 25, 2022**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner Jorge Fors**

**Commissioner Kirk Menendez**

**City Staff**

**City Attorney, Miriam Ramos**

**City Manager, Peter Iglesias**

**City Clerk, Billy Urquia**

**City Planner, Jennifer Garcia**

**Public Speaker(s)**

**Maria Garcia-Serra**

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Agenda Item F-9 [11:09 a.m.]

A Resolution of the City Commission 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.

Mayor Lago: We have a time certain for 11 a.m., agenda item F-9. Again, I'll be recusing myself as a result of the client being a tenant of mine in one of the properties that I own in downtown Coral Gables. Thank you.

*City Commission Meeting*

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*October 25, 2022*

*Agenda Item F-9 – Resolution approving receipt of Transfer of Development Rights (TDRs)  
Pursuant to Zoning Code Article 14, "Process" Section 14-204.6*

[Date]

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City Attorney Ramos: F-9 is a Resolution of the City Commission 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. This is a public hearing item and its quasi-judicial, so anybody who is going to testify should be sworn in.

City Clerk Urquia: Those who would be appearing for this item, please stand and raise your right hand. Do you swear or affirm the testimony you'll provide today will be the truth and nothing but the truth.

All: Yes.

City Clerk Urquia: Thank you.

Mr. Garcia-Serra: Good afternoon, Mr. Vice Mayor, members of the Commission, Mario Garcia-Serra with offices at 600 Brickell Avenue, here today representing Location Acquisitions, LLC, the contract purchaser of the property at 1505 Ponce de Leon Boulevard. I'm joined today by Mr. Ahmed Rodriguez, our project architect and as well as Mr. Leonard Roberts from Location Acquisitions. You'll remember the City Commission previously approved this project back in July. It was approved on the condition that within six months, we return with the TDRs that we need under contract and the approval of the assignment of the TDRs to this property, and that's what we are here discussing today, the TDR receiver site approval for 1505 Ponce. As you'll remember, there's a lot to like about this project. It is less than half of the maximum permitted density, 80 units versus 179 units. Almost a third of the project site is open space; there's going to be two public parks that's part of this project; one fronting Ponce on the west side of the property, and another park on the east side of the property, which will serve as a buffer to the neighboring building and a neighborhood amenity. Its going to be the site, ultimately a permanent dog park, and as you were discussing earlier today on your agenda, a temporary dog park in the meantime as we are going through the permitting process. We are also preserving and adaptably reusing a historic building which is part of the project site and is located at 122 Menores; and as a part of this TDR transaction, there's even going to be more to like about this project. The TDRs that we are acquiring are going to result in a new city park at 301 Majorca, 6,000 square feet in size. It is also going to provide much help for the sending site of the TDRs, the other three which are historic properties at 235 Majorca, 36 Venetia, and 118 Menores, which was a result of this will be able to afford the maintenance and preservation that it takes for historic buildings. So, with that said, we do have the project available to show, if you'd like to see it, but remember you already did see this

project and previously approved it, but if you for any reason want to see it again, we can, and of course we're hear available for questions. Thank you.

City Planner Garcia: Jennifer Garcia, City Planner. Pull up the PowerPoint, please. So, as you remember, you approved this project back in July of 2015, sorry 2022 of this year, July 25<sup>th</sup>, and part of this project you did approve a condition requiring to come back in the next six months, so here we are approving that TDRs. So, the receiving TDRs from three historic local landmarks, as well as a future pocket park on 301 Majorca. The project is in the same location, as you remember, its fronting Ponce in between Menores and Mendoza, and zone appropriately for mixed-use to receive those TDRs. Now this is the rendering of the context of what that would look like within the existing conditions with larger buildings on Ponce and the two in the back. So, the property has been posted and notified appropriately, according to the zoning code, and letters have been sent out 1500 feet, and staff recommends approval, based on the zoning code as well as the goals and objectives and policies of the Comp Plan. That's it.

Commissioner Anderson: I have one question. This is probably the most asked question I get.

City Planner Garcia: Okay.

Commissioner Anderson: When is the dog park going to be possibly open?

City Planner Garcia: A question for Mario.

Vice Mayor Mena: Let's finish up F-9 on the TDR portion. Any public comments?

City Clerk Urquia: No sir.

Vice Mayor Mena: Any comments from the Commission?

Commissioner Fors: None.

Vice Mayor Mena: I'll take a motion on F-9.

Commissioner Anderson: I'll move it.

Commissioner Menendez: Second.

Commissioner Fors: Yes

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Vice Mayor Mena: Yes

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(Vote: 4-0)

Vice Mayor Mena: And then I'd like to ask my colleagues if they'd like to move to reconsider G-4 and open it back up...[inaudible – off mic]...I don't think there is any financial tie in there, but just as a precaution.

Commissioner Anderson: I'll move it.

Vice Mayor Mena: Mr. Clerk, a motion to reconsider G-4.

City Clerk Urquia: All in favor.

All: Aye.

City Clerk Urquia: Thank you.

Vice Mayor Mena: I'll open up discussion for G-4 again and I'll let the applicant give us an update to Commissioner Anderson's question.

Mr. Garcia-Serra: So, with regards to the dog park, the temporary one that at least will be in place during the time of permitting of the 1505 Ponce Project, we're expecting to have that completed by the end of the calendar year and ready for use.

Commissioner Anderson: Okay, that's excellent news.

City Attorney Ramos: If we could have a motion again with the Mayor recused.

Commissioner Anderson: I'll move it.

Commissioner Menendez: Second.

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Commissioner Fors: Yes

Vice Mayor Mena: Yes

(Vote: 5-0)

Mr. Garcia-Serra: Thank you very much.

Vice Mayor Mena: Thank you.

Commissioner Anderson: Thank you.

*City Commission Meeting*

