

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2022-**

A RESOLUTION OF THE CITY COMMISSION DIRECTING THE CITY MANAGER AND THE CITY ATTORNEY TO NEGOTIATE THE TRANSFER OF UNUSED DEVELOPMENT RIGHTS, EQUAL TO APPROXIMATELY ONE HUNDRED FIFTY THOUSAND (150,000) SQUARE FEET, FROM THE CORAL GABLES MUSEUM AND OTHER CITY-OWNED SENDING SITES AND DIRECTING THAT THE PROCEEDS OF THE TRANSFER BE EARMARKED FOR THE RENOVATION OF PHILLIPS PARK AND OTHER LARGE PARKS

**WHEREAS**, Coral Gables Zoning Code Section 14-204, “Transfer of Development Rights” sets forth the process for transferring unused development rights (TDRs) from local historic landmarks to approved receiving sites to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties; and

**WHEREAS**, The City is in the process of amending Section 14-204, to reflect the City’s unique obligation to maintain historic City-owned properties for the public trust; and

**WHEREAS**, the City Commission has identified the transfer of development rights as a viable way to fund important projects without borrowing debt or raising taxes; and

**WHEREAS**, the forthcoming amendment will therefore allow the City to sell TDRs and invest the proceeds of such sale in projects of great importance and public benefit, in addition to maintaining the spirit of the code provision to encourage historic preservation; and

**WHEREAS**, the renovation of Phillips Park and other large parks are considered projects of great importance and great public benefit; and

**WHEREAS**, according to the 2021 Community Recreation Master Plan, large parks are categorized based on their acreage, levels of service, and other factors; and

**WHEREAS**, the renovation of Phillips Park has long been anticipated by the community and is currently in the design phase, however, it is not currently funded in the Capital Improvement Plan for 2022-2023; and

**WHEREAS**, this resolution directs the transfer of unused development rights, in the amount of approximately one hundred fifty thousand (150,000) square feet from the Coral Gables Museum and other City-owned sending sites to fund the redevelopment of Phillips Park and other large parks;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

**SECTION 2.** That, should the pending ordinance be adopted on second reading, the City Commission hereby directs the City Manager and the City Attorney to negotiate the transfer of unused development rights, in the amount of approximately one hundred fifty thousand (150,000) square feet, from the Coral Gables Museum and other city-owned sending sites

**SECTION 3.** That the City Commission hereby earmarks the proceeds from the transfer for the renovation of Phillips Park and for other large parks.

**SECTION 4.** That this Resolution shall become effective upon the date of its passage and adoption herein.

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY