

THE CITY OF CORAL GABLES

RESOLUTION NO. _____

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.

WHEREAS, an Application was submitted to transfer development rights (TDRs) to create a city park for the property legally described as Lots 25-28, Block 8, Coral Gables Section K (301 Majorca Avenue), Coral Gables, Florida; and

WHEREAS, the subject property is identified as a vacant lot for potential future city park in the 2021 Community Recreation Master Plan; and

WHEREAS, the Development Services Department has confirmed that the property is eligible to transfer 30,592 square feet of transfer of development rights (TDRs); and

WHEREAS, the subject property is located in the North Ponce neighborhood and lacks public open space in the immediate vicinity, and the creation of a city park will provide a substantial public benefit; and

WHEREAS, the property will be conveyed in fee simple to the City of Coral Gables as part of the application to transfer development rights to the receiver site; and

WHEREAS, at the June 9, 2022 Parks & Recreation Advisory Board meeting, the Board recommended approval, with conditions (vote: 5-0) of the sending of Transfer of Development Rights (TDRs) from the property legally described as Lots 25-28, Block 8, Coral Gables Section K (301 Majorca Avenue), Coral Gables, Florida; and

WHEREAS, after notice of a public hearing being duly published, a public hearing was held before the City Commission, at which hearing all interested persons were afforded the opportunity to be heard.

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

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. The Applicant’s request for sending of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, “Process”, Section 14-204, “Transfer of Development Rights”, Section 14-204.4(C), “Transfer/sending of TDRs to create a city park”, for the transfer of TDRs from the property legally described as Lots 25-28, Block 8, Coral Gables Section K (301 Majorca Avenue), Coral Gables, Florida, is approved, subject to the following conditions:

1. Ownership of the property in its current condition shall be transferred to the City of Coral Gables as part of the adoption of this Resolution.
2. The receiver sites of the Transfer of Development Rights (TDRs) shall be 1505 Ponce de Leon Boulevard within the North Ponce Mixed Use Overlay District and/or 275 Minorca Avenue within the Central Business District. These receiver sites are subject to review and approval pursuant to Section 14-204.6 of the Zoning Code.

SECTION 3. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2022.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY