

City of Coral Gables City Commission Meeting
Agenda Item F-4
July 10, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Frank Quesada
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Michael Mena

City Staff

City Manager, Cathy Swanson-Rivenbark
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Agenda Item F-4 [4:16:57 p.m.]

An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," providing a procedure to transfer development rights in return for open space to the City; providing for a repealer provision; severability clause; codification and providing for an effective date (06-13-18 PZB recommended approval, Vote 6-0) (Sponsored by Commissioner Lago).

Mayor Valdes-Fauli: Item F-4.

City Attorney Ramos: Item F-4 is an Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," providing a procedure to transfer development rights in return for open space to the City; providing for a

repealer provision; severability clause; codification and providing for an effective date. It's on First Reading and it's a public hearing item.

Mayor Valdes-Fauli: Commissioner Lago.

Commissioner Lago: Ramon take it away.

Planning and Zoning Director Trias: Thank you. Commissioner very simple. This allows for the preservation of open space as parks through the TDR program, so it's a new sending area, a new technique to preserve open space. Commissioner Lago has been very instrumental in pushing that issue.

Commissioner Lago: Can you give just a quick example of how this ordinance may be applied?

Planning and Zoning Director Trias: Well, if there were to be, for example, a parcel 10,000 square feet or so in a commercial area where 3.0 FAR would be allowed, then that parcel could transfer 30,000 square feet to some other location, as long as it became a public park owned by the City.

Commissioner Keon: Could you just explain to me, if you transfer the development rights and the open space, does the open space, you just said the open space reverts to the City?

Planning and Zoning Director Trias: Yes, as a park.

Commissioner Keon: To be used as a public park or does the person whose transferring the rights, do they maintain it as open space and they have to maintain it as a park?

Planning and Zoning Director Trias: This provision is to create a City park. Now in the prior project that we saw, that's not what they are doing. They are developing a.... so it's a whole different concept.

Commissioner Keon: No, I know, but I think some large parcels in the City where this could be applied and what I'm asking is, if part of the parcel is, you know, they are transferring their own development rights, do they retain the land in perpetuity, they maintain it as an open space or park? - or do they convey the land to the City and the City then maintains and uses that as a park, which one is it?

Commissioner Lago: The latter, the latter.

Planning and Zoning Director Trias: Yes. That is what's proposed in the text. Now you could make it different if you chose to, but the proposal is owned by the City as a City park.

Commissioner Lago: And, I have two properties that I'm kind of working on right now...

Commissioner Keon: Right.

Commissioner Lago:...To hopefully bring. We should have something coming before the Commission pretty soon.

Commissioner Keon: Right – yes. I know that. I just didn't know if – they then maintain it?

Commissioner Lago: I wish – I wish.

Commissioner Keon: You don't think so.

Commissioner Lago: It would be tough to trust any entity in perpetuity. Who knows? Who knows if an entity is dissolved or if that person...

Commissioner Keon: Right. OK. I just wondered about the conveyance.

Mayor Valdes-Fauli: Is there a motion?

Commissioner Keon: So moved. I'll move it.

Commissioner Lago: Second.

Mayor Valdes-Fauli: Alright. Will you call the roll please?

City Attorney Ramos: It's a public hearing item. We have to ask sir.

Mayor Valdes-Fauli: Do you want to say something?

Commissioner Lago: Are you interested in parks?

Mayor Valdes-Fauli: OK. Will you call the roll please?

Vice Mayor Quesada: Yes

Commissioner Keon: Yes

Commissioner Lago: Yes
Commissioner Mena: Yes
Mayor Valdes-Fauli: Yes
(Vote: 5-0)

[End: 4:20:29 p.m.]