

Parks Advisory Meeting 6/09/22
@8:03am

Present:

Ellen Chasens
Ruben Rodriguez
Laura Hernandez
Monica C. Segura
Bruce Lecure

Absent:

Nicolas Cabrera
Jennifer Marques
Charlie Rua

Staff:

Fred Couceyro - Community Recreation Director
Mitch Zuriarrain – Administrative Supervisor
Carolina Vester – Community Recreation Assistant Director
Sarah Espino – Administrative Assistant
Jennifer Garcia – City Planner
Leonard Roberts - VP of Development Location Ventures
Mario Garcia-Serra – Attorney for Location Ventures

Presentation: 301 Majorca - Proposed Conveyance of Land for City Park Pursuant to TDR

Prior to the presentation, a staffing report was sent to the Board via email in advance for their review. Coral Gables City Planner Jennifer Garcia and VP of Development at Location Ventures Leonard Roberts gave a brief introduction to the Board about the purpose behind the request for Transfer Development Rights and how it effects our city's park inventory. They went on to explained that the proposal is to create a city park at 301 Majorca Avenue by transferring the development rights of that property. If the TDR of this property is transferred, this property will never be able to be developed by a private developer in perpetuity. This will stand true even if the City elects to sell the property in the future.

The property is roughly 12,000 square feet and is zoned for multi-Family 2, which allows a maximum of 2.5 Floor Area Ratio, with a Mediterranean Bonus. The total development potential of the property calculates to 30,500 square feet, which is the amount that the applicant is requesting to be sent to transfer of development rights to potentially one of two properties. The first site, 1505 Ponce de Leon Boulevard, is within the North Ponce Mixed-Use District and the second site, 279 Minorca, is within the Central Business District.

The attorney representing Location Ventures, Mr. Mario Garcia-Serra, continued the presentation by sharing with the Board the construction projects Location Ventures has in

process with any emphasis on park spaces and their importance with contributing to the progress of the Park's Master Plan. Mr. Garcia-Serra showed diagrams of aerial views of the potential park location on 301 Majorca. And Mr. Leonard Roberts went more into depth about design plans of both properties and the importance of open space in these designs.

Board Chair Monica Segura asked if the developer of these properties would be asking for any additional variances in trade for the TDR from the 301 Majorca Avenue lot to either of the other two properties being constructed. Attorney Mario Garcia-Serra stated to the Board that with the TDR the lot at 301 Majorca will not be developed into a potential six story structure and the other two property lots would not be requesting any additional variances outside of what the code already allows for.

A discussion was had amongst the Board, staff, and presenters about the planned usage of the TDR to the two earmarked properties. Although the Board has interest in the potential lot at 301 Majorca for park usage, the Board expressed reservations about the over development of larger than desired luxury units at the 1505 Ponce de Leon Boulevard location and/or the 279 Minorca lot using the TDR.

City Planner Jennifer Garcia quickly went into the next steps involved in the transfer of development rights and when the Community Recreation department would obtain the lot on 301 Majorca Avenue.

BOARD MEMBER BRUCE LECURE MADE A MOTION THAT THE PARKS AND RECREATION ADVISORY BOARD SUPPORT THE VIABILITY OF THIS SITE AT 301 MAJORCA AVENUE AS A QUALITY CITY PARK BASED ON NORMAL CONDITIONS OF PROPERTY ACQUISITION, ENTRUSTING THAT THE OTHER BOARDS AND PROCESSES OF THE CITY WILL DETERMINE THE APPROPRIATE VIABILITY ON THE RECEIVING SIDE. MOTION WAS SECONDED BY RUBEN RODRIGUEZ. ALL IN FAVOR; MOTION PASSED UNANIMOUSLY.