

City of Coral Gables

Meeting Minutes

Parks and Recreation Advisory Board

Thursday, August 2, 2018

8:15 AM

The Board meets the third Friday of
every month.

Coral Gables Youth Center, 405
University Drive, Coral Gables, FL 33134

CALL TO ORDER

@ 8:22am

ROLL CALL

Present:

Charlie Rua
Wifredo Fernandez
Carlos Hernandez
Debbie Swain
Felix Pardo

Excused Absent:

Desmond Gonzalez
Nancy Leslie

Guests:

Robert Ruano
Ramon Trias

APPROVAL OF THE MINUTES

Debbie Swain motioned to approve the minutes this was seconded by Felix Pardo. The board voted in favor unanimously.

PERSONAL APPEARANCES

Ramon Trias presented in order to gain insight in adjustments for a ordinance which will be presented to the Commission, which is in regards to "Transfer Development Rights" which will provide a procedure for the transfer of development rights. This will allow for the Parks Board to give a recommendation to the commission. Felix Pardo stated that he felt that the Parks Board should not be the final approver. Debbie agreed saying that it should come to the Parks board for preliminary input. Debbie requested that a few word changes be made to the ordinance in order for fluidity.

Carlos Hernandez motioned to approve the TDR ordinance with changes to the ordinance reflecting the common good of the public. This was seconded by Debbie Swain, the board voted in favor unanimously.

(BEGIN REVISED ORDINANCE)

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 10, "TRANSFER OF DEVELOPMENT RIGHTS;" PROVIDING A PROCEDURE TO TRANSFER DEVELOPMENT RIGHTS IN RETURN FOR CONVEYANCE OF OPEN SPACE TO THE CITY; PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Staff has proposed a Zoning Code text amendment to allow transfer development rights (TDRs) to be utilized for the purpose of creating City parks;

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on June 13, 2018, at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval (vote: 6-0) of the text amendment;

WHEREAS, a public hearing for First Reading was held before the City Commission on July 10, 2018, at which hearing all interested parties were afforded the opportunity to be heard;

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, approved the amendment on First Reading (vote: 5-0);

WHEREAS, the text amendment was presented to the Parks and Recreation Advisory Board;

WHEREAS, the Parks and Recreation Advisory Board was presented with a text amendment to the Zoning Code on August 2, 2018, and recommended approval with conditions (vote: 6-0);

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on August 28, 2018, at which hearing all interested parties were afforded the opportunity to be heard; and,

WHEREAS, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, (approved/denied) the amendment on Second Reading (vote: __-__).

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

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 Ordinance upon adoption hereof.

SECTION 2. The Official Zoning Code of the City of Coral Gables is hereby amended as follows :

ARTICLE 3 - DEVELOPMENT REVIEW

Division 10. Transfer of Development Rights

Section 3-1002. Purpose and applicability.

The purpose of these provisions are is to allow the transfer/sending of unused development rights of:

1. Local historic landmarks to other properties within the Central Business District (CBD) approved sending areas of the city to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties.
2. Parcels designated for open space conveyed to the City to encourage more open space in the city.

Section 3-1004. Transfer/sending of TDRs and issuance of a Certificate of TDRs.

C. Transfer/sending of TDRs to create a city park.

The Parks and Recreation Advisory Board shall review all requests to transfer/send TDRs if all of the following are satisfied:

1. The sending site is identified as a future city park as part of the acquisition of the subject property.
2. The Development Services Department has calculated the TDRs eligible to be transferred per Section 3-1004.A.
3. The public benefit is demonstrated for the sending site and the potential impacts of the receiver site(s) are studied.
4. Ownership of the sending site is transferred to the City of Coral Gables as part of the application to transfer development rights to the receiver site.

The City Commission shall consider to transfer/send TDRs via Resolution upon the positive recommendation from the Parks and Recreation Advisory Board. The Resolution may include conditions of approval that are necessary to ensure compliance with the standards set out herein.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This ordinance shall become effective _____, 2018.

(END REVISED ORDINANCE)

Robert Ruano presented and explained a resolution which will adopt a zero concurrency policy for collector streets for the City of Coral Gables. Which will basically allow the City in certain cases to build sidewalk without the 2/3 consent. Debbie explained that the City will be accountable for the costs and maintenance of the sidewalks in these areas.

Debbie Swain motioned to recommended that the resolution which was passed by the Transportation Advisory Board be approved and adopted by the Parks Advisory Board. This was seconded by Wifredo Fernandez

**IN FAVOR:
DEBORAH SWAIN
WIFREDO FERNANDEZ**

**OPPOSED:
FELIX PARDO
CARLOS RUA
KIRK MENENDEZ
CHARLIE RUA**

4 opposed and 2 in favor motion does not carry.

NEW BUSINESS

Discussion on FRDAP Grant for boundless playground at Salvador Park:

Fred presented the slide show to the board explaining all the different design elements. Fred explained to the board that the purpose of the Salvador Park expansion to be a boundless accessible adventure playground. Fred also explained to the board what the Florida Recreation Development Assistance Program.

Felix Pardo motioned to approve the City of Coral Gables Community Recreation Department to apply for a Florida Recreation Development Assistance Program grant to benefit the expansion of an accessible playground at Salvadore Park on 1120 Andalusia Ave, Coral Gables, FL 33134.

ITEMS FROM THE SECRETARY

Date & Time of next meeting:

September 13 ,2018 @ 8:15am

ADJOURNMENT

@9:59

NOTE