



City of Coral Gables Planning and Zoning Staff Report

Applicant:	City of Coral Gables
Application:	<u>City Park Transfer of Development Rights (TDRs): 301 Majorca</u>
Public Hearing:	Parks & Recreation Advisory Board
Date & Time:	June 9, 2022; 8:00 a.m.
Location:	Youth Center Conference Room, War Memorial Youth Center, 405 University Drive, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Application request for Transfer of Development Rights (TDRs) for transfer/sending of TDRs to create a city park for property at 301 Majorca.

The request requires two public meetings, including review and recommendation by the Parks & Recreation Advisory Board and approval by the City Commission. The Resolution under consideration is as follows:

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.

2. APPLICATION SUMMARY

The proposal is to create a city park at 301 Majorca Avenue by transferring the development rights of the property. The property is currently 12,237 square feet and is zoned Multi-Family 2 (MF2), which allows a maximum of 2.5 Floor Area Ratio (FAR), with Mediterranean Bonus. The total development potential of the property calculates to 30,592 square feet, which is the amount that the applicant is requesting to be sent to transfer of development rights (TDRs) property (Central Business District, North Ponce Mixed-Use District, or the Design & Innovation District overlays).

Background

In 2018, the City Commission adopted Ordinance No. 2018-26 that provided a procedure to transfer development rights in return for conveyance of open space to the City for the purpose of creating public parks. The procedure includes a positive recommendation from the Parks & Recreation Advisory Board before considered for adoption by the City Commission. The considered Resolution may include conditions of approval as necessary.

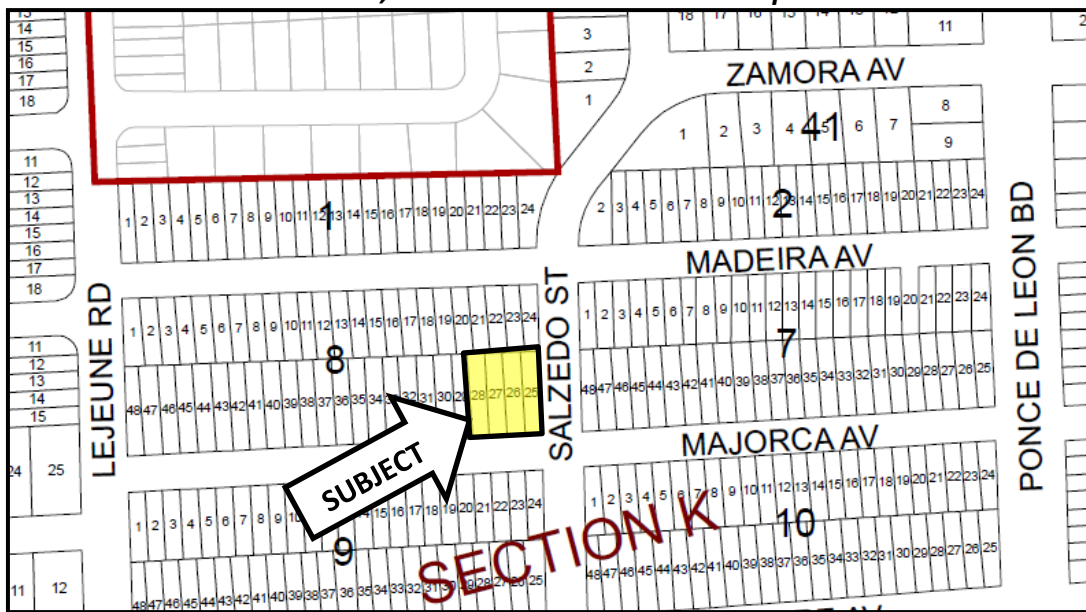
This proposal was scheduled for review by the Parks Advisory Board at their regular May meeting. However, the meeting was cancelled.

Project Location

The subject property is in the North Ponce area, on the northwest corner of Salzedo and Majorca intersection. The property is currently vacant and informally used as an open space by local residents. It consists of four platted lots, totaling approximately 12,592 square feet (.28 acres), legally described as Lots 25 thru 28, Block 8 of Coral Gables Section K. It has a Land Use designation of Residential Multi-Family Medium Density and currently zoned Multi-Family 2 (MF2). It is in the North Ponce area, which is densifying with recently adopted policy changes of increased density.

It is surrounded by multi-family residential use. Location map and aerial shown below:

Block, Lot and Section Location Map



Aerial Map



3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Parks & Recreation Advisory Board	06.09.22
City Commission	06.28.22

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Posted May agenda and Staff report on City web page/City Hall	05.06.22
Posted June agenda and Staff report on City web page/City Hall	05.27.22

4. FINDINGS OF FACT

Zoning Code Section 14-204.4(C) provides review standards to transfer/send TDRs to create a city park:

Standard	Staff Evaluation
1. The sending site is identified as a future city park as part of the acquisition of the subject property.	The Property is identified as a vacant lot for potential future city park in the 2021 Community Recreation Master Plan to provide open space access at a 1/2-mile service area once it is acquired by the City.
2. The Development Services Department has calculated the TDRs eligible to be transferred per Section 14-204.4.A.	The Development Services Department has confirmed that the 12,237 square-foot property could develop utilizing a floor area ratio (FAR) of 2.5 for a total of 30,592 square feet of eligible transfer of development rights (TDRs).
3. The public benefit is demonstrated for the sending site and the potential impacts of the receiver site(s) are studied.	The immediate area of the subject property in the North Ponce neighborhood lacks public open space. The transformation of the .28-acre vacant property to become a city park would provide a substantial public benefit and fulfill the needs of the community for a public gathering space and access to green space. The Applicant has proffered two potential receiver sites, both of which are in a designated receiver site per Section 14-204.5 of the Zoning Code. Both of these areas represent the most urbanized areas of the city, which would not be negatively impacted with the receiving of the Transfer of Development Rights (TDRs).
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 applicant will convey the property in fee simple and proposes to transfer ownership in an “as is” condition to the city as an unimproved property. Staff is recommending that the property ownership be transferred to the City at the time of adoption of the TDR Resolution by the City Commission.

Staff comments:

The proposed transfer of development rights (TDRs) from 301 Majorca to create a city park has been identified since before the adoption of the 2021 Community Recreation Master Plan. The total square footage was verified by the Development Services Department, which will provide a public benefit to the North Ponce neighborhood.

The Applicant's two proffered TDR receiver sites would be compatible with the immediate areas. The first site, 1505 Ponce de Leon Boulevard, is within the North Ponce Mixed-Use District and already a TDR receiver site per Section 14-204.5 of the Zoning Code. The site is directly across the street from recent large redevelopments with significant building height and massing on Ponce de Leon Boulevard. The TDR receiving site would continue the redevelopment trend on the boulevard and would be compatible with the adjacent buildings. The second site, 275 Minorca, is within the Central Business District TDR receiver site – the first established receiver site. The site is abutting and across the street from recent large redevelopments with significant building height and mass in the downtown area. The site would be compatible with both the abutting property and the redevelopment across the street which also received TDRs. Both receiver sites are subject to review and approval pursuant to Section 14-204.6.

The property is proposed to be conveyed to the City in its current condition at the time of adoption of the Resolution by the City Commission. The standards identified in Section 14-204.4(C) for the proposed transfer of development rights (TDRs) to create a city park are **satisfied**.

5. STAFF RECOMMENDATION

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

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.

Staff recommends **Approval, with conditions**. The following condition of approval is recommended:

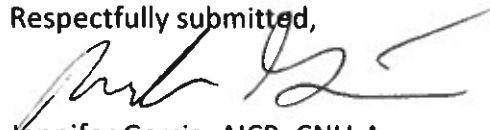
- a. Ownership of the property in its current condition shall be transferred to the City of Coral Gables as part of the adoption of this Resolution.
- b. The receiver sites of the Transfer of Development Rights (TDRs) shall be 1505 Ponce de Leon Boulevard within the North Ponce Mixed Use Overlay District 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.

6. ATTACHMENTS

- A. Applicant’s Letter of Intent.
- B. Draft TDR Resolution.
- C. Ordinance No. 2018-26.

Please visit the City’s webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
City Planner
Planning Division, Development Services
City of Coral Gables, Florida

April 19, 2022

VIA EMAIL DELIVERY

Mr. Ramon Trias
Planning Director
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: 301 Majorca Avenue / Proposed Conveyance to the City for Park Use in Exchange for the Granting of Transferable Development Rights ("TDR")

Dear Mr. Trias:

On behalf of Location Acquisitions LLC (the "Applicant"), we respectfully submit this letter of intent in connection with the application for the transfer/sending of TDR's to create a new City park to be located at 301 Majorca Avenue in Coral Gables, Florida (the "Property"). The purpose of this letter is to request a review and analysis of the proposed park conveyance and TDR Transfer by the City's Planning and Parks and Recreation Departments as well as the City Commission.

The Property is designated Residential Multi-Family Medium Density on the Future Land Use Map, is zoned Multi-Family 2 District (MF2), and is within the North Ponce Neighborhood Conservation District Overlay ("NPCO"). The 12,237 square-foot (.28-acre) Property is located at the northwest corner of the intersection of Salzedo Street and Majorca Avenue.

The Applicant is under contract to purchase the Property and proposes to convey the Property to the City for the creation a of city park pursuant to Section 14-204.4(C) of the City Code.

We respectfully submit that the proposed TDR Transfer complies with the applicable Code criteria as set forth in Section 14-204.4(C):

1. The sending site is identified as a future city park as part of the acquisition of the subject property.

The Property has been identified as a potential future City park through acquisition pursuant to the North Ponce Capital Improvements Report dated in 2016. See enclosed Exhibit A.

2. The Development Services Department has calculated the TDRs eligible to be transferred per Section 14-204.4.A.

As part of this request, we are requesting that the City's Development Services Department calculate and confirm the TDR's eligible to be transferred from the Property. Enclosed as Exhibit B is a set of plans prepared by Location Ventures indicating that a total of 30,500 square feet of floor area may be developed on the Property pursuant to its existing zoning. The Applicant will be requesting the full 30,592 square feet, utilizing the 2.5 FAR increase pursuant to the MF-2 Mediterranean Bonus Regulations.

3. The public benefit is demonstrated for the sending site and the potential impacts of the receiver site(s) are studied.

A City park at this location will provide a great public benefit as there is a need for a park and public open space in this area with the closest parks being over a quarter mile away. The Property has a configuration which is suitable for a park and has already been identified by the City as an ideal location for a park.

The receiving site will be located at either (1) 1505 Ponce De Leon Boulevard, within the North Ponce De Leon Boulevard Mixed Use Overlay District, or (2) 275 Minorca Avenue, within the Central Business District, as required by Section 14-204.5(A) of the Code, which are areas identified by the Code as appropriate TDR receiving areas. A receiver site, in either of these geographic areas, will not have any negative impacts nor will it adversely affect the neighborhood as these are the most urbanized areas of the City and where increased development is expected and for which increased development has been planned.

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 Property will be conveyed in fee simple and in "as is" condition to the City.

We are confident that this proposed conveyance of land for park use will be a significant and positive improvement to this area of the City, as it provides substantial additional public benefit in the form of a new public park and will help to create a well-rounded neighborhood and community identity. As such, we respectfully request your favorable consideration of this application.

If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

Sincerely,



Robert Behar for Mario Garcia-Serra

NORTH PONCE

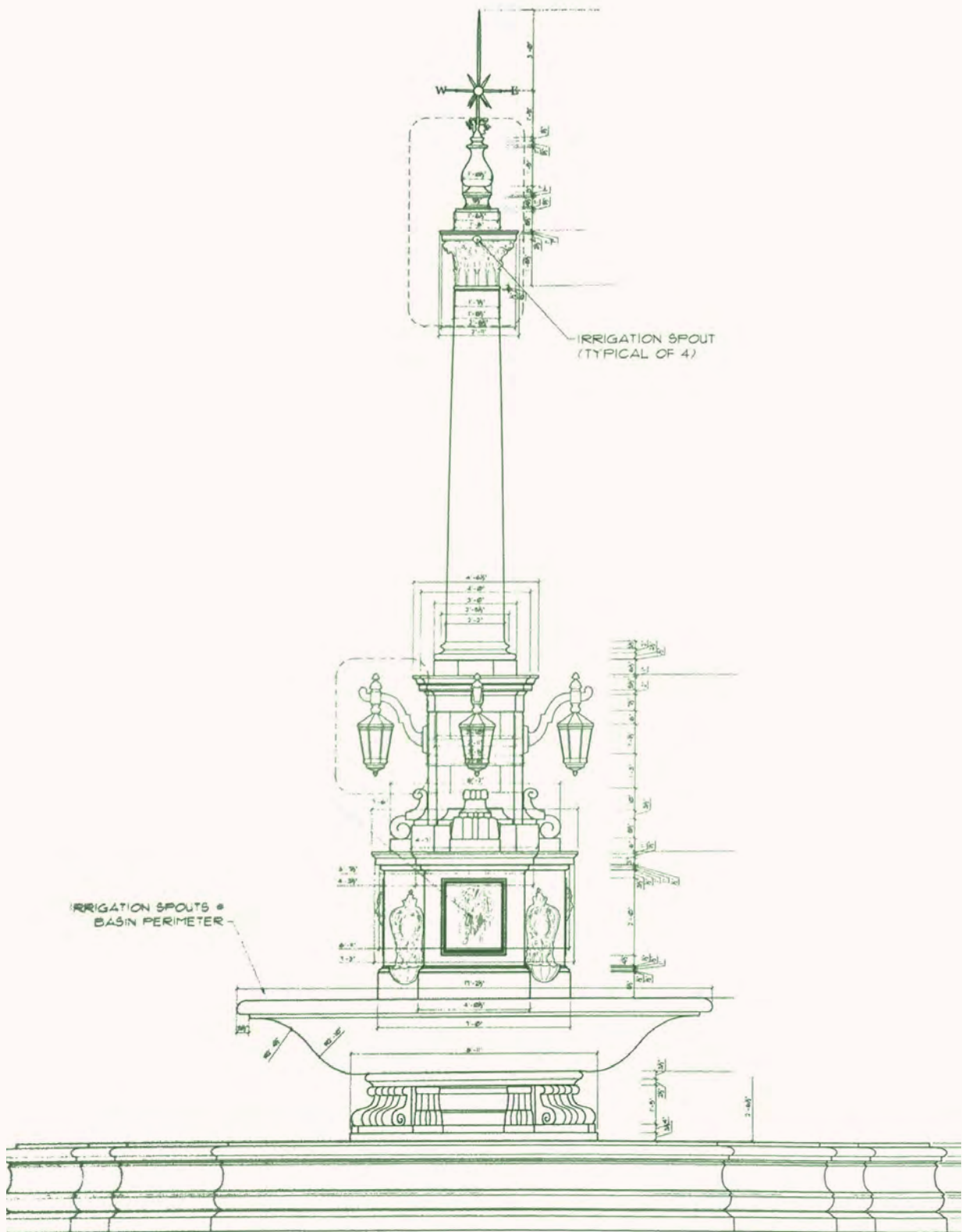


CAPITAL IMPROVEMENTS
CITY OF CORAL GABLES



2016

CORAL GABLES ELEMENTARY SCHOOL



PROPOSED PROJECTS



North Ponce Capital Improvements

I. Streetscape Improvements

- *Ponce de Leon Boulevard, East Ponce de Leon Boulevard, and Ponce de Leon Park*
- *Alhambra Circle Bicycle Lanes and Street Trees*
- *Obispo - Madeira Bicycle Boulevard and Pedestrian Sidewalks*
- *Street Tree Planting Opportunities*

2. Parks and Open Space

- *Open Space Opportunities*
- *Acquisition - 340 Majorca*
- *Acquisition - 301 Majorca*
- *Publicly Accessible Open Space- Douglas Entrance Plaza*
- *Joint Use Agreement - Coral Gables Elementary Playing Fields*

3. Parking

- *Off-Street Parking Opportunities*
- *Acquisition - 211 Menores*
- *Acquisition - 32 Santillane*
- *Shared Parking - 222 Menores*
- *Shared Parking - 901 and 999 Ponce de Leon*

4. Budget

- *Streetscape Improvements*
- *Parks and Open Space*
- *Parking*

STREETSCAPE IMPROVEMENTS

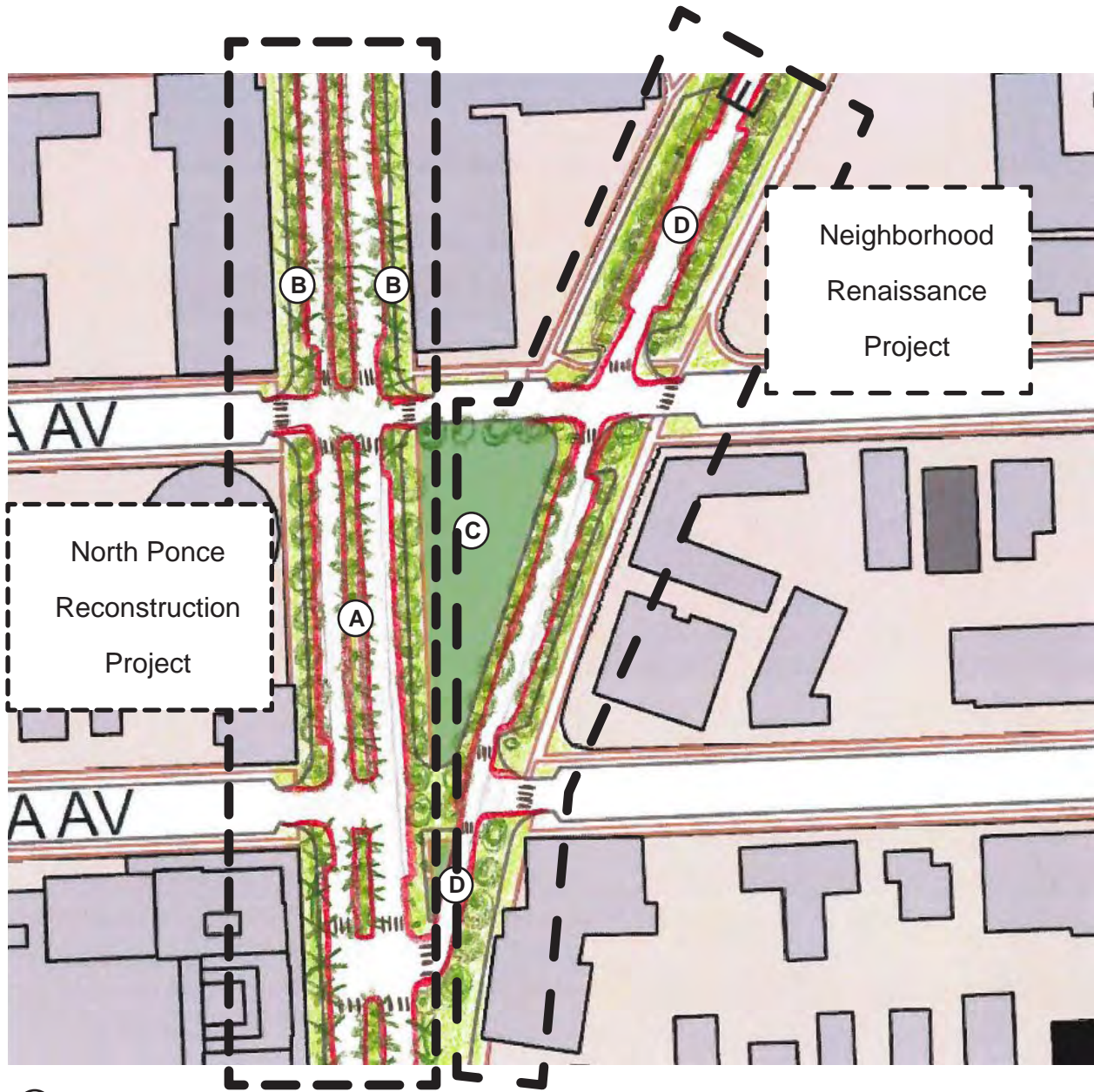
Ponce de Leon, East Ponce de Leon, and Ponce Park



Existing Conditions at Ponce de Leon Park
Intersection of Ponce de Leon Boulevard and Antilla Avenue

STREETSCAPE IMPROVEMENTS

Ponce de Leon, East Ponce de Leon, and Ponce Park



- (A) Landscaped Median on Ponce Boulevard to SW 8th Street
- (B) Wider Sidewalks, Enhanced Landscaping, and Parallel Parking on Ponce Boulevard
- (C) Enhanced and Expanded Ponce de Leon Park
- (D) "Road Diet" on East Ponce de Leon Boulevard:
one-way traffic, parallel parking, street trees, and wider landscaped swales

Budget: \$2,000,000

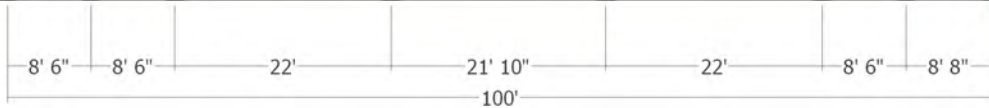
Additional funding provided through North Ponce Reconstruction and Offizina contribution to Art in Public Places.

STREETSCAPE IMPROVEMENTS

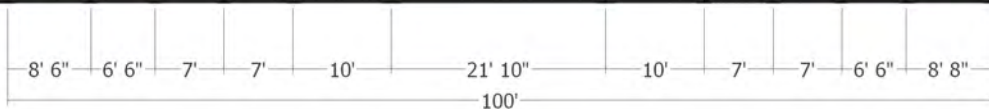
Alhambra Circle Bike Lanes and Street Trees



Existing Condition:
Overly-Wide Lane (22')



Proposed Condition:
Bike Lanes and Street Trees

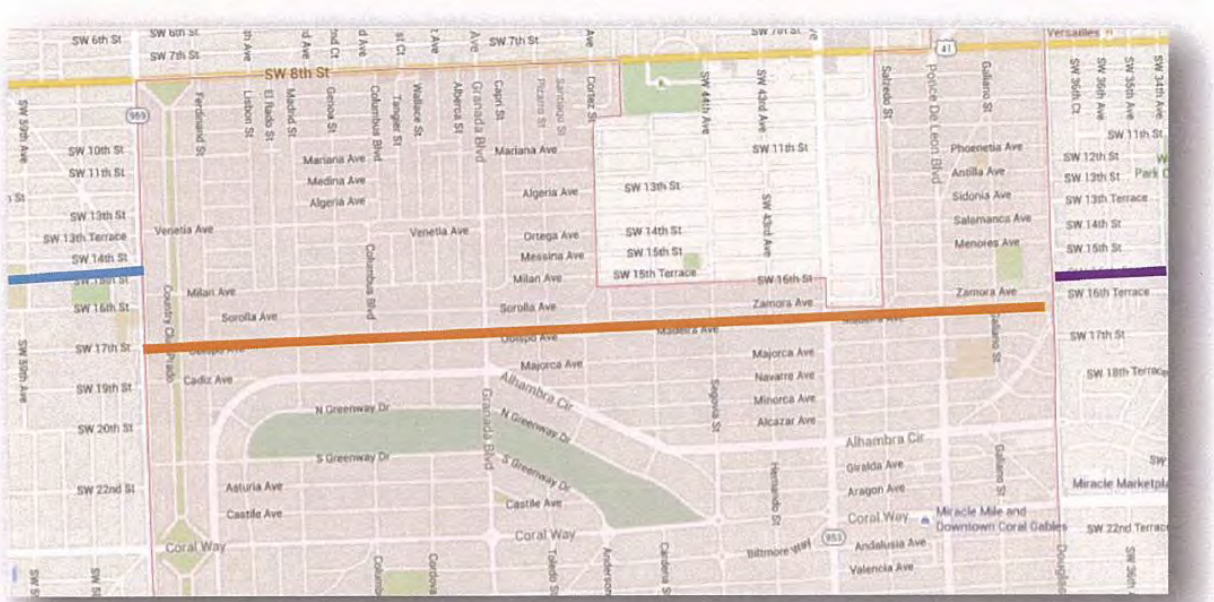





Introduction of Bike Lanes and Street Trees on Alhambra
Circle, East of Ponce de Leon Boulevard

Budget: \$

STREETSCAPE IMPROVEMENTS

Obispo - Madeira Bicycle - Pedestrian Route



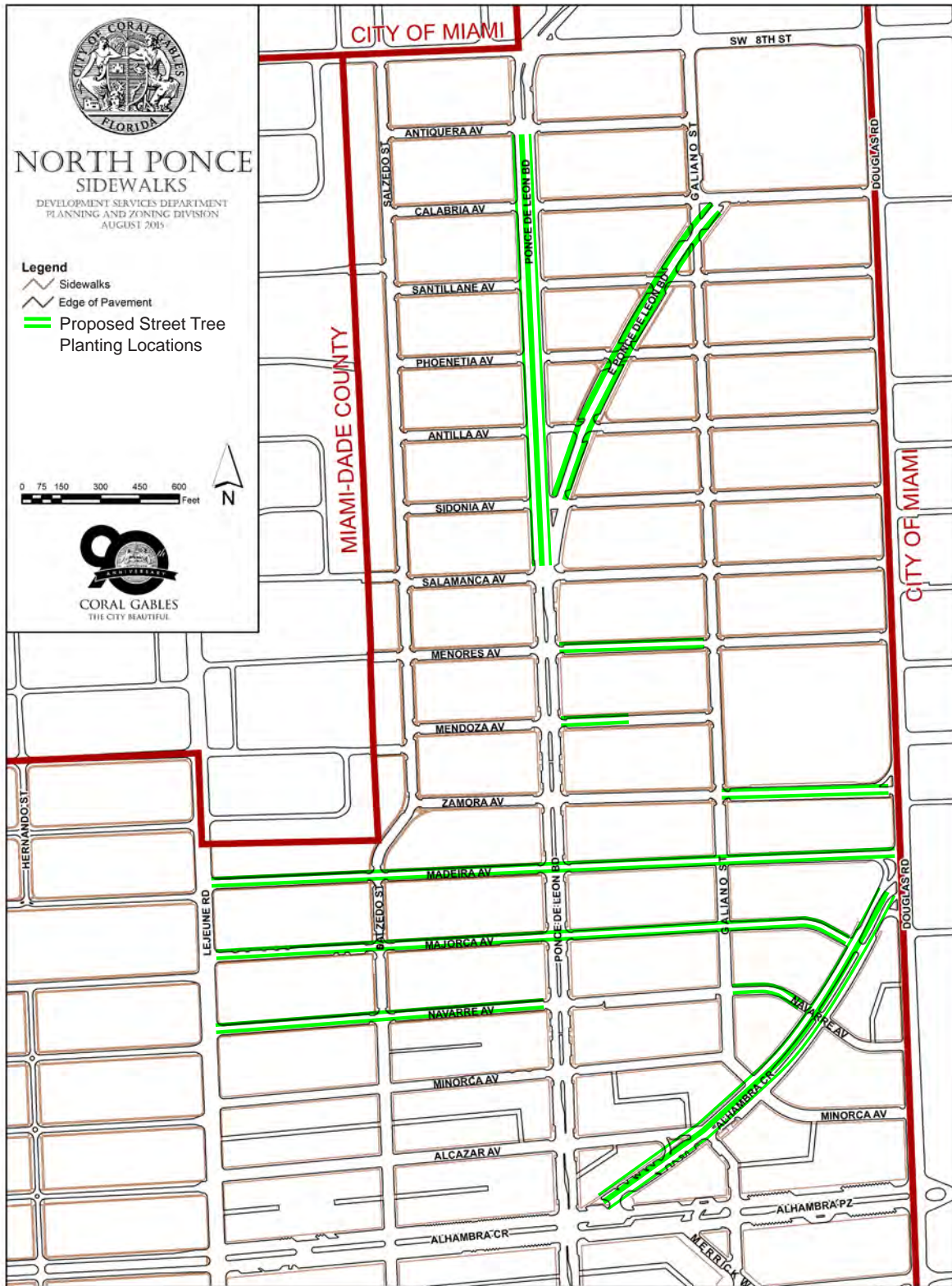
-  High Bicycle Ridership, no infrastructure
-  High Bicycle Ridership, existing infrastructure
-  Proposed study area to prioritize bicycling and walking

Map of Proposed Study Area for Bicycle Boulevard and Pedestrian Sidewalk Improvements

Budget: \$9,000
*Additional \$36,000 in funding requested from Miami-Dade County MPO
 through Miami-Dade County Municipal Grant Program.*

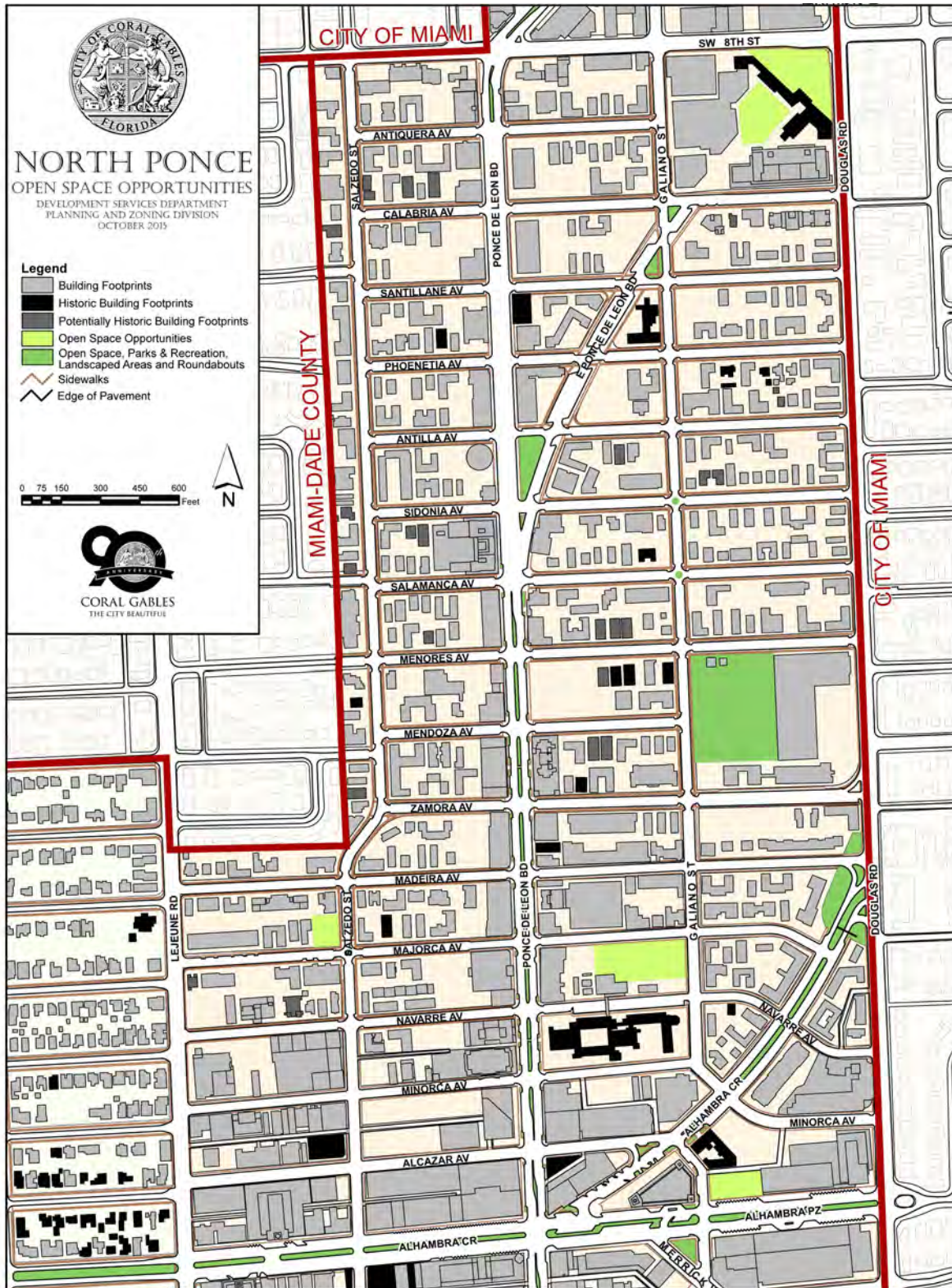
STREETSCAPE IMPROVEMENTS

Street Tree Planting Opportunities



PARKS AND OPEN SPACE

Open Space Opportunities



PARKS AND OPEN SPACE

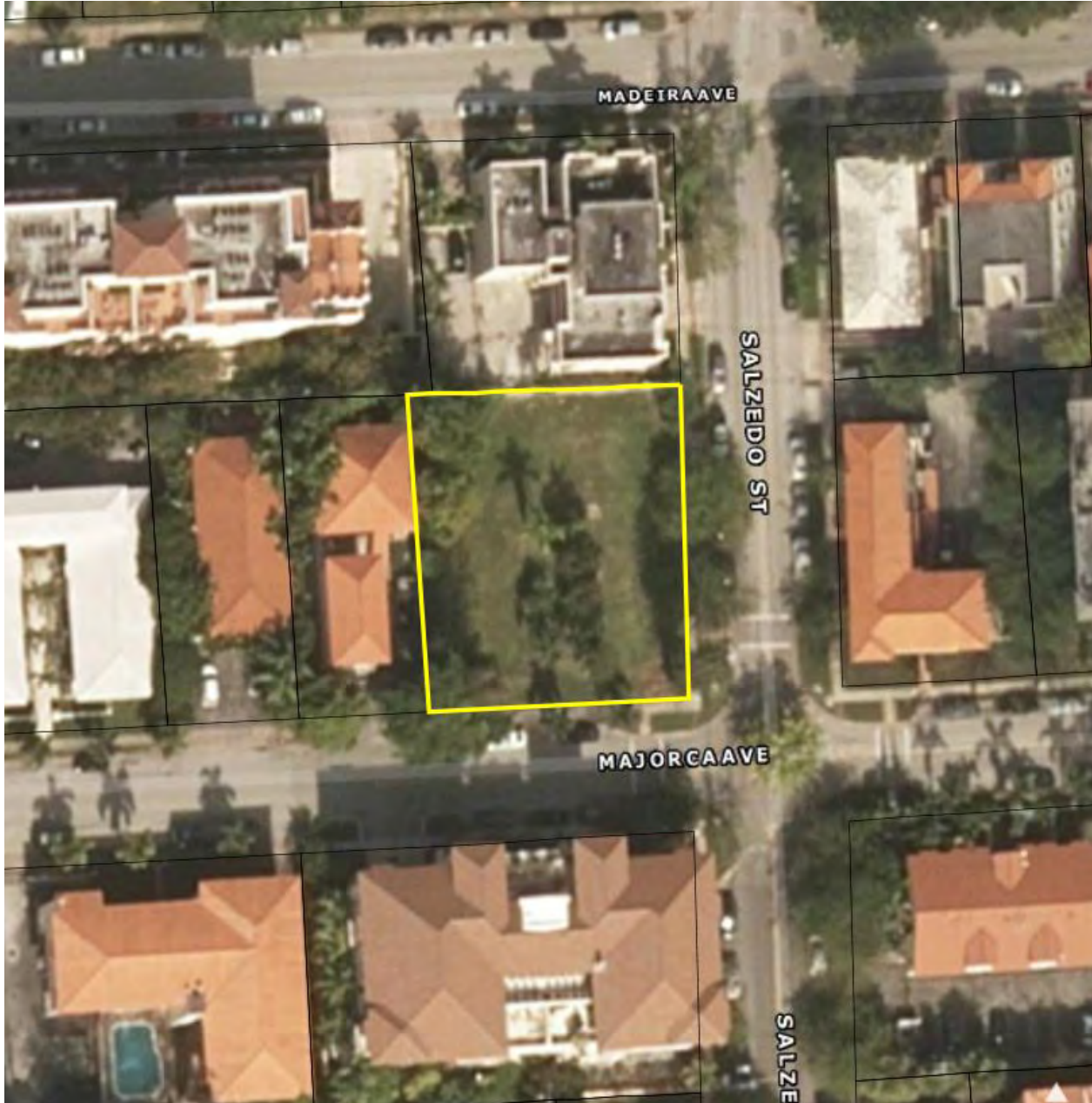
Acquisition - 340 Majorca Avenue



Aerial View of Potential City Park

Budget: \$800,000

PARKS AND OPEN SPACE
Acquisition - 301 Majorca Avenue

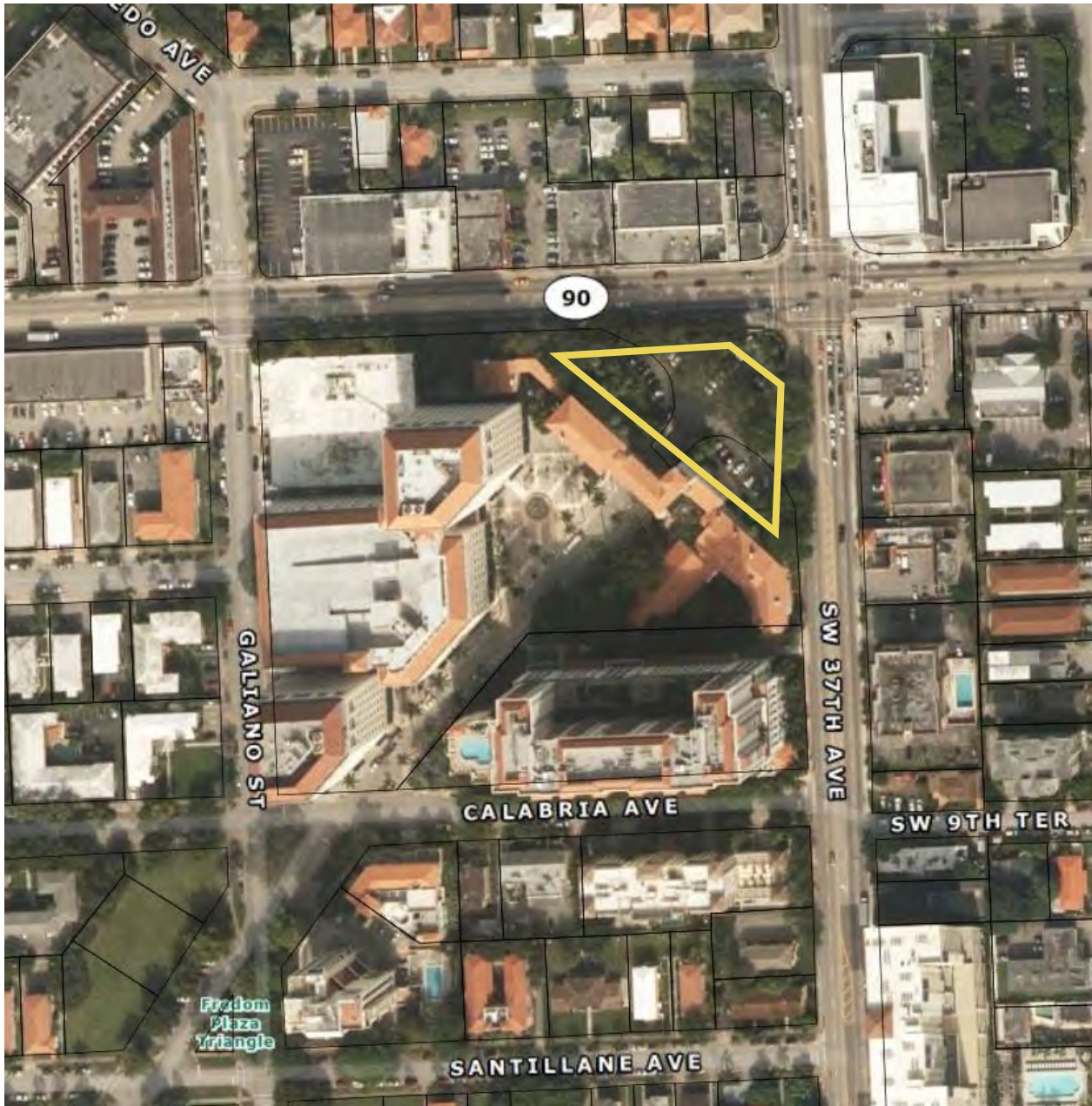


Aerial View of Potential City Park

Budget: \$800,000

PARKS AND OPEN SPACE

Douglas Entrance Plaza



Aerial View of Potential Publicly-Accessible Plaza

Budget: \$0

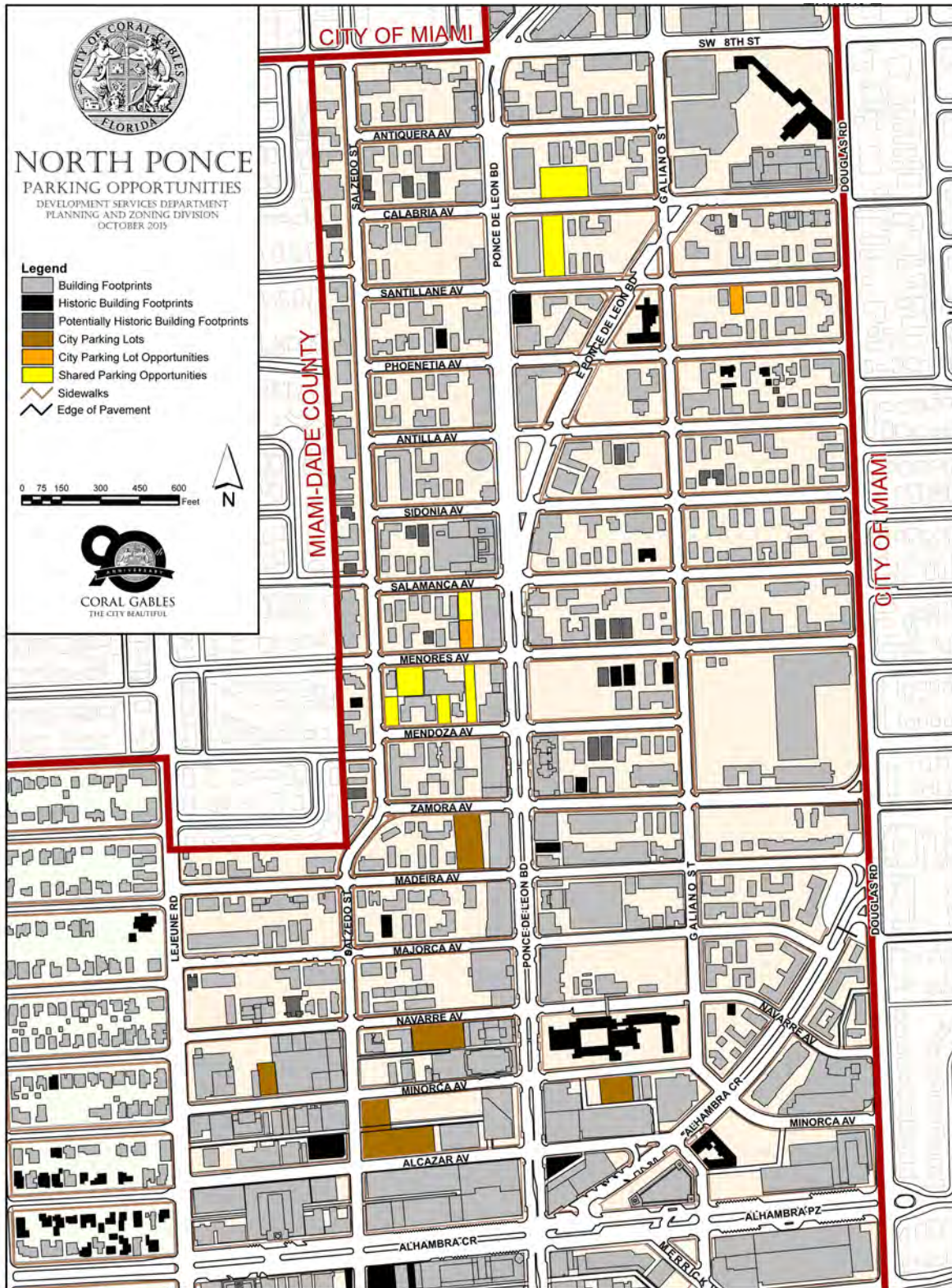
PARKS AND OPEN SPACE
Coral Gables Elementary Playing Fields



Aerial View of Potential Publicly-Accessible Open Space
Budget: \$0

PARKING

Off-Street Parking Opportunities



PARKING

Acquisition - 211 Menores



Aerial View of Potential Public Parking Lot

Budget: \$300,000

PARKING

Acquisition - 32 Santillane



Aerial View of Potential Public Parking Lot

Budget: \$350,000

PARKING

Shared Parking - 222 Menores

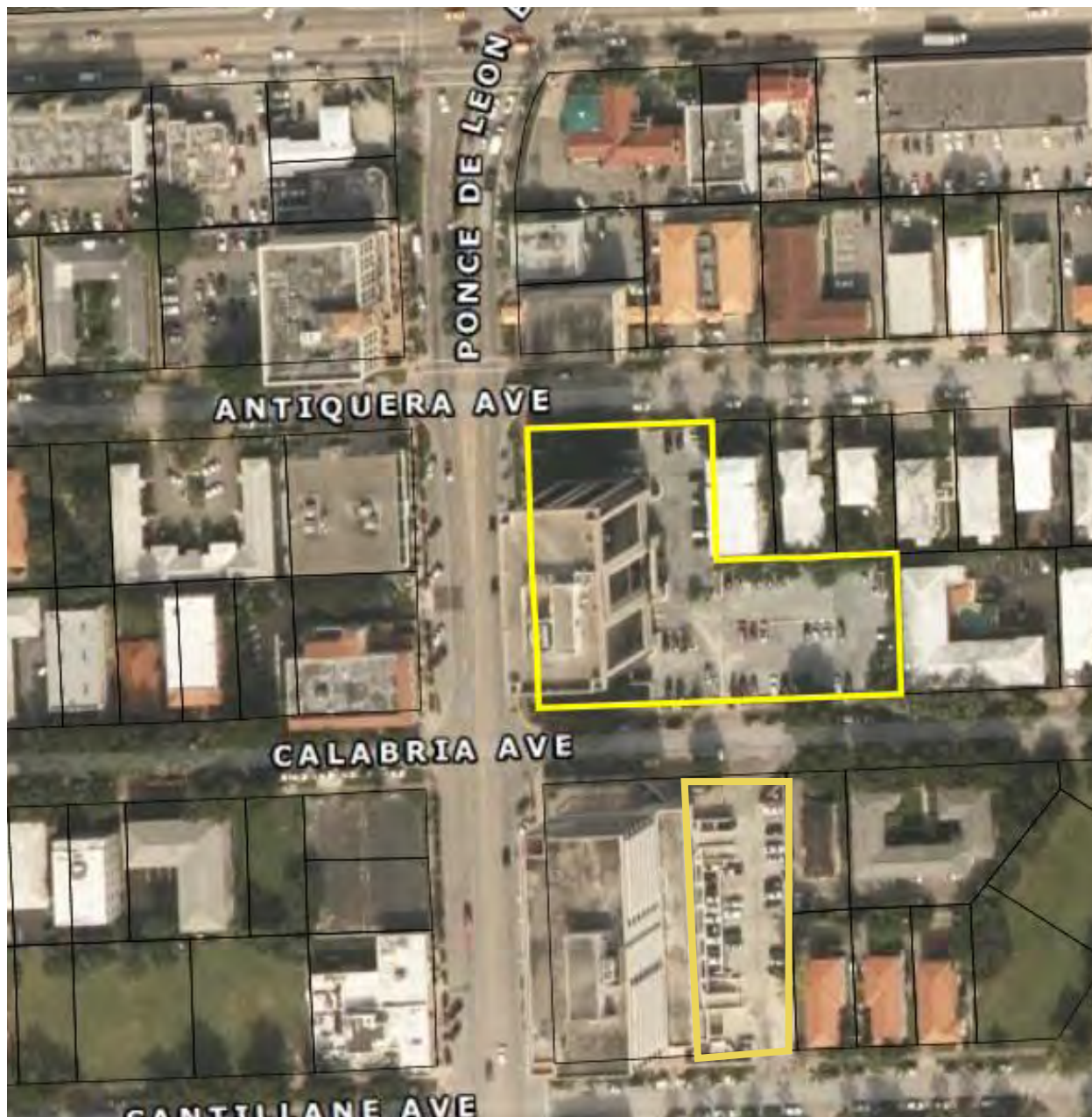


Aerial View of Potential Shared Use Parking Lot (Currently Church Parking)

Budget: Shared Use Agreement

PARKING

Shared Parking - 901 and 999 Ponce



Aerial View of Potential Shared Use Parking Lot (Currently Office Parking)

Budget: Shared Use Agreement

BUDGET

Streetscape Improvements

Ponce de Leon Park Capital Improvements					
Line Item	Original Budget	Amended Budget	Expenditures	Open Encumbrances	Available Balance
Asphalt Demolition and Resurfacing					
Sod					
Tree Planting					
New curbs, crosswalks					
Total Projects	\$2,000,000				
Alhambra Circle Bicycle Lanes and Street Trees					
Line Item	Original Budget	Amended Budget	Expenditures	Open Encumbrances	Available Balance
Asphalt Demolition and Resurfacing					
Sod					
Tree Planting					
New curbs, crosswalks					
Total Projects	\$500,000				
Obispo - Madeira Bicycle Boulevard and Pedestrian Sidewalks Study					
Line Item	Original Budget	Amended Budget	Expenditures	Open Encumbrances	Available Balance
Planning Study	\$45,000	- \$36,000 grant	\$9,000		
Street Tree Planting					
Line Item	Budget	Funding Source			
Tree Planting		Tree Succession Project			
Total Streetscape Budget					

BUDGET

Parks and Open Space

340 Madeira Acquisition					
Line Item	Budget	Funding Source	Expenditures	Open Encumbrances	Available Balance
Land Purchase	\$800,000	Neighborhood Renaissance Program			
301 Madeira Acquisition					
Line Item	Budget	Funding Source	Expenditures	Open Encumbrances	Available Balance
Land Purchase	\$800,000	Neighborhood Renaissance Program			
Douglas Entrance Plaza					
Line Item	Original Budget	Amended Budget	Expenditures	Open Encumbrances	Available Balance
Public - Private Agreement					
Coral Gables Elementary Playing Fields					
Line Item	Original Budget	Amended Budget	Expenditures	Open Encumbrances	Available Balance
Joint Use Agreement					
Total Parks and Open Space Budget					

BUDGET

Parking

211 Menores Acquisition					
Line Item	Budget	Funding Source	Expenditures	Open Encumbrances	Available Balance
Land Purchase	\$300,000	Neighborhood Renaissance Program			
32 Santillane Acquisition					
Line Item	Budget	Funding Source	Expenditures	Open Encumbrances	Available Balance
Land Purchase	\$350,000	Neighborhood Renaissance Program			
222 Menores Shared Parking Agreement					
Line Item	Original Budget	Amended Budget	Expenditures	Open Encumbrances	Available Balance
Shared Remote Off-street Parking Agreement					
901 and 999 Ponce de Leon Boulevard Shared Parking Agreement					
Line Item	Original Budget	Amended Budget	Expenditures	Open Encumbrances	Available Balance
Shared Remote Off-street Parking Agreement					
Total Parking Budget					

Exhibit B



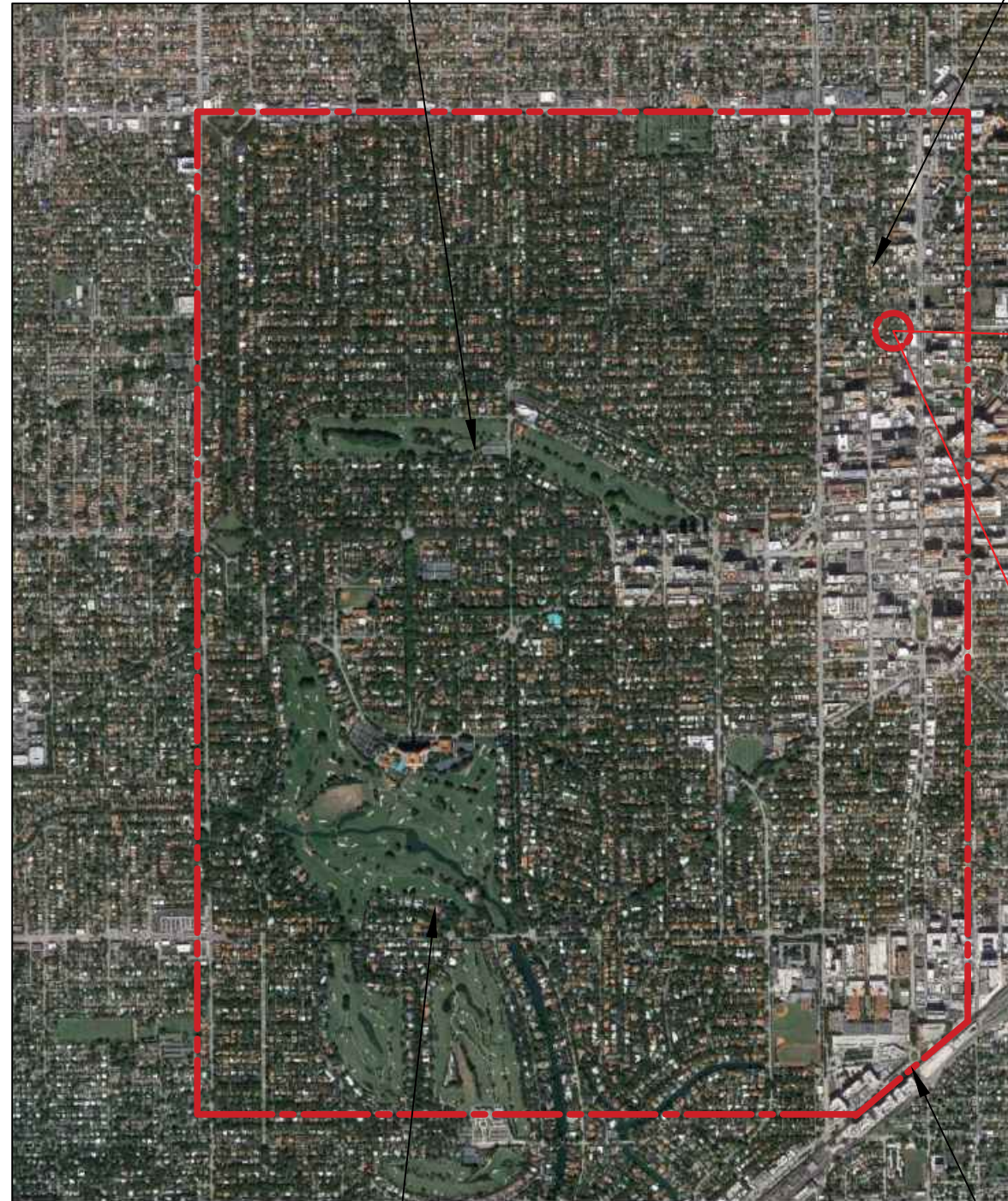
LOCATION
VENTURES

301 MAJORCA

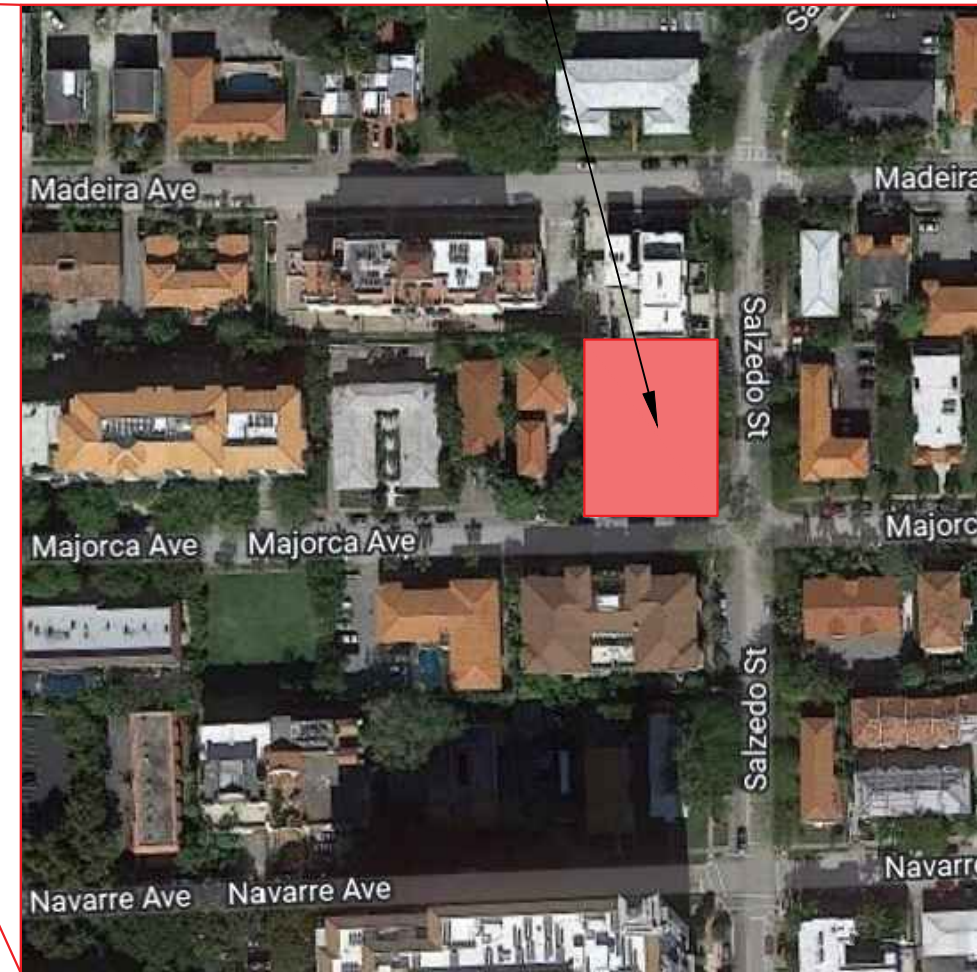
301 MAJORCA AVE., CORAL
GABLES, 33134, FL

GRANDA
GULF COURSE

DOWNTOWN GABLES



301 MAJORCA AVE



RIVIERA COUNTRY
CLUB

US-1

SITE LOCATION



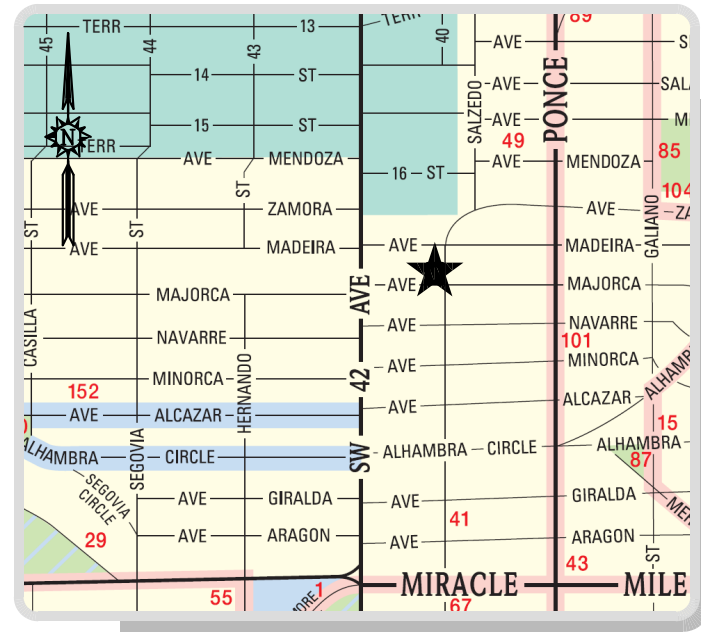
301 MAJORCA

ISSUE DATE: 03/08/2022
301 MAJORCA AVE.
CORAL GABLES,
33134, FL

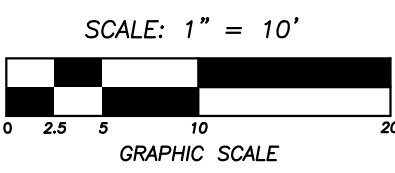
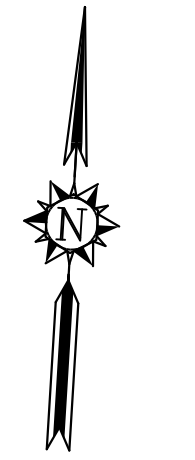
SHEET NO.

A-0

SKETCH ALTA/NSPS LAND TITLE SURVEY OF: 301 MAJORCA AVENUE, CORAL GABLES, FL



LOCATION MAP
NOT TO SCALE



LEGEND:

- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
- OHW- OVERHEAD WIRES
- PG. PAGE
- ID. IDENTIFICATION
- (C) CALCULATED
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
- (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
- CENTERLINE
- CATCH BASIN
- GUY ANCHOR
- WOOD POWER POLE
- METAL LIGHT POLE
- CONCRETE POWER POLE
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- TELEPHONE MANHOLE
- SIGN
- BREAK IN SCALE
- VIEW 1

SURVEYOR'S REFERENCES:

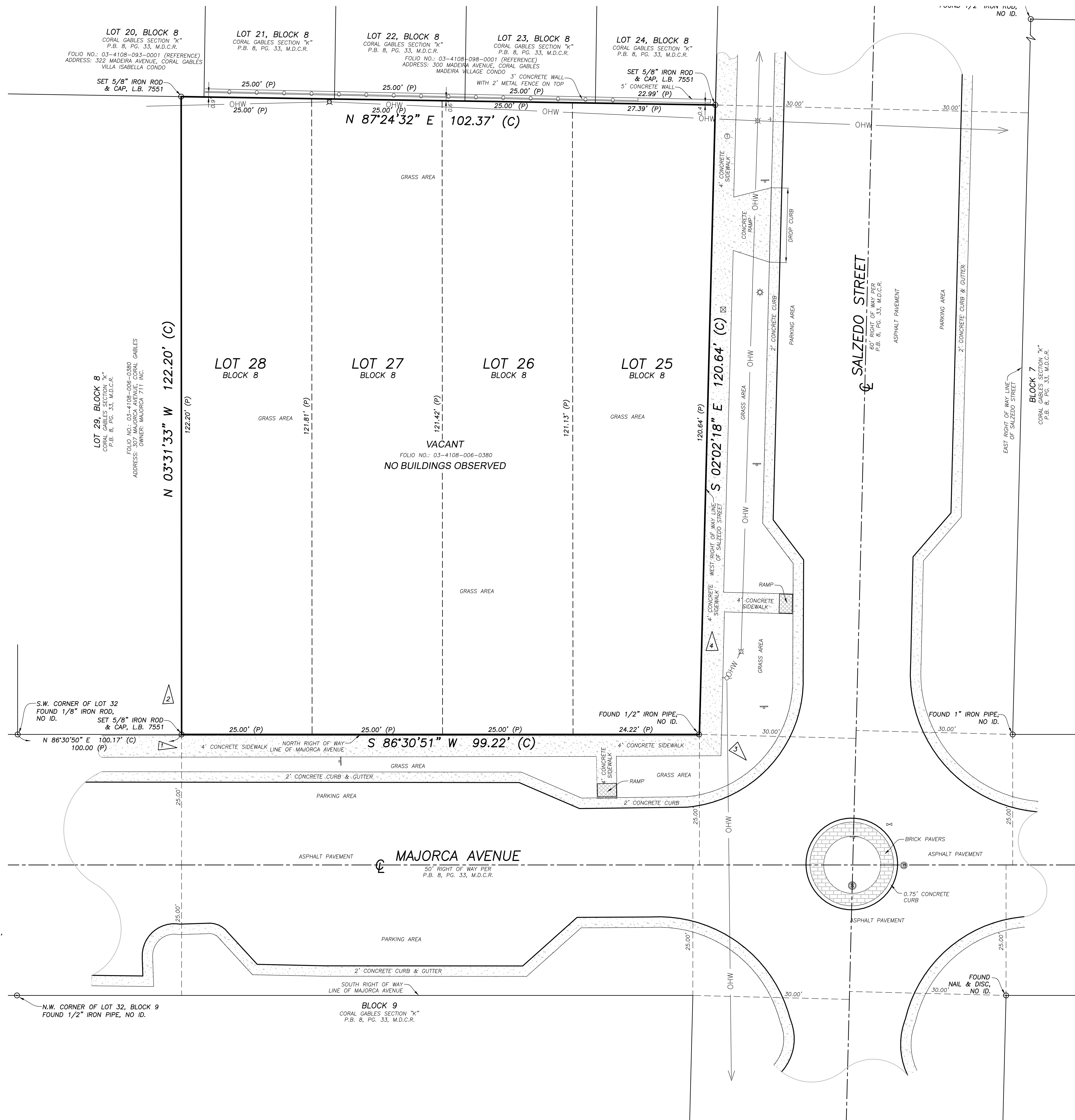
1. PLAT OF CORAL GABLES SECTION "K", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
2. MIAMI-DADE COUNTY OFFICIAL RECORDS SEARCH WEBSITE
3. MIAMI-DADE COUNTY PROPERTY APPRAISERS' NETWORK
4. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-5920751, COMMITMENT DATE: FEBRUARY 15, 2022 @ 8:00 AM.

PARKING SPACES:
NONE.

STATEMENT OF APPARENT ENCROACHMENTS:
NONE

ZONING INFORMATION:

A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.



LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-5920751, PREPARED BY GOODKIND & FLORIO, P.A., COMMITMENT DATE: FEBRUARY 15, 2022 @ 8:00 AM.

LOTS 25, 26, 27 AND 28, BLOCK 8, OF CORAL GABLES SECTION K, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TITLE COMMITMENT NOTES:

- THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE BI, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-5920751, PREPARED BY GOODKIND & FLORIO, P.A., COMMITMENT DATE: FEBRUARY 15, 2022 @ 8:00 AM.
- ITEMS 1 THROUGH 8. NOT A MATTER OF SURVEY.
- ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CORAL GABLES SECTION K, AS RECORDED IN PLAT BOOK 8, PAGE 33, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). ALL MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE ON THE SURVEY AND ARE NOT GRAPHICALLY SHOWN HEREON. THERE ARE NO EASEMENT SHOWN ON SAID PLAT. THERE ARE NO EASEMENTS SHOWN OR DESCRIBED ON SAID PLAT.
- ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO AGREEMENT FOR WATER FACILITIES BETWEEN MIAMI-DADE COUNTY AND MATAGOR DEVELOPMENT, LLC AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 24718, PAGE 1370. ALL MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE ON THE SURVEY AND ARE NOT GRAPHICALLY SHOWN HEREON.
- ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN BOOK 27563, PAGE 3758. NOT A MATTER OF SURVEY.

SURVEY NOTES:

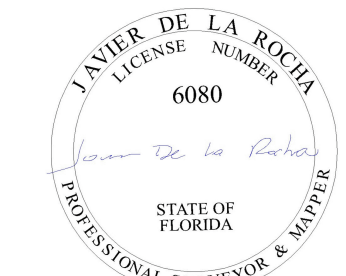
1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S 86°30'51" W, ALONG THE NORTH RIGHT OF WAY LINE OF MAJORCA AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0294 L COMMUNITY NUMBER 120839, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA. MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
9. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-7770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
10. THE PROPERTY SHOWN HEREON CONTAINS 0.281 ACRES (12,237 SQUARE FEET), MORE OR LESS.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
13. THERE ARE NO EXISTING BUILDINGS WITHIN THE SURVEYED PROPERTY.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEYOR'S CERTIFICATE:

TO: LOCATION ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; GOODKIND & FLORIO, P.A.; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 03, 2022.
DATE OF PLAT OR MAP: MARCH 28, 2022.



Digitally signed by
Javier De La Rocha
Date: 2022.03.28
09:16:24 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS
LAND SURVEYORS, INC.

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

ALTA/NSPS LAND TITLE SURVEY

LOTS 25-28, BLOCK 8
CORAL GABLES SECTION "K"
PLAT BOOK 8, PAGE 33, M.D.C.R.

301 MAJORCA AVENUE CORAL GABLES, FL 33134

GOODKIND & FLORIO, P.A.

CLIENT: FLORIDA, P.A.

DATE: 03/28/22

DRAWN BY: CDR

CHECKED BY: JDLR

LAST FIELD DATE: 03/03/22

REVISIONS:

JOB NO. **ECS2940**

SHEET NO. 01 of 01



LOCATION
VENTURES

301 MAJORCA

ISSUE DATE: 03/08/2022

301 MAJORCA AVE.

CORAL GABLES,

33134, FL

SHEET NO.

INDEX

2022.03.08					
301 MAJORCA AVE., CORAL GABLES					
REFERENCED TO DRAWING A-1,A-2,A-3,A-4,A-5					
	BY CODE (BASIC)	BY CODE (MED1)	BY CODE (MED2)	PROPOSED	NOTES
MAXIMUM BUILDING HEIGHT	70ft.	83.5	97/100	66ft.	FAR DOES NOT INCLUDE ELEVATORS, PARKING, OFFSTREET PARKING,BALCONIES, TRASHROOM, LOBBY, TRASH CHUTE
HEIGHT PER LEVEL				11ft.	
NO. OF ALLOWABLE LEVELS	70ft.	7 stories	8 stories	6 stories	
ACTUAL LOT AREA	12,200sf				
MAX. GROUND COVERAGE (60%)	7,320sf			4,450sf	
MINIMUM OPEN SPACE (25%)	3,050sf			3,126sf	
MINIMUM OPEN SPACE ON UPPER FLOORS (5%)	610sf				
FAR	24,400sf	26,840sf	30,500sf	30,500sf	
MINIMUM REAR SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM FRONT SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM SIDE SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM UNIT SIZE	500sf	500sf	500sf	500sf	

UNIT DATA			
LEVEL	UNIT COUNT	BED/BATH	FAR
LEVEL 6	1	1/1 + DEN	3,366sf
LEVEL 5	1	2/2	4,300sf
LEVEL 4	1	2/3	5,596sf
LEVEL 3	1	2/3	5,596sf
LEVEL 2	1	2/3	5,596sf
LEVEL 1	1	2/3	5,596sf
PARKING			
TOTAL	6		30,050sf

UNITS	UNIT COUNT	PARKING	
		REQUIRED PER UNIT	PROPOSED PER UNIT
UNIT 1	1	2.25	2.25
UNIT 2	1	2.25	2.25
UNIT 3	1	2.25	2.25
UNIT 4	1	2.25	2.25
UNIT 5	1	1.75	1.75
UNIT 6	1	1	1
PARKING TOTAL		11.75	12



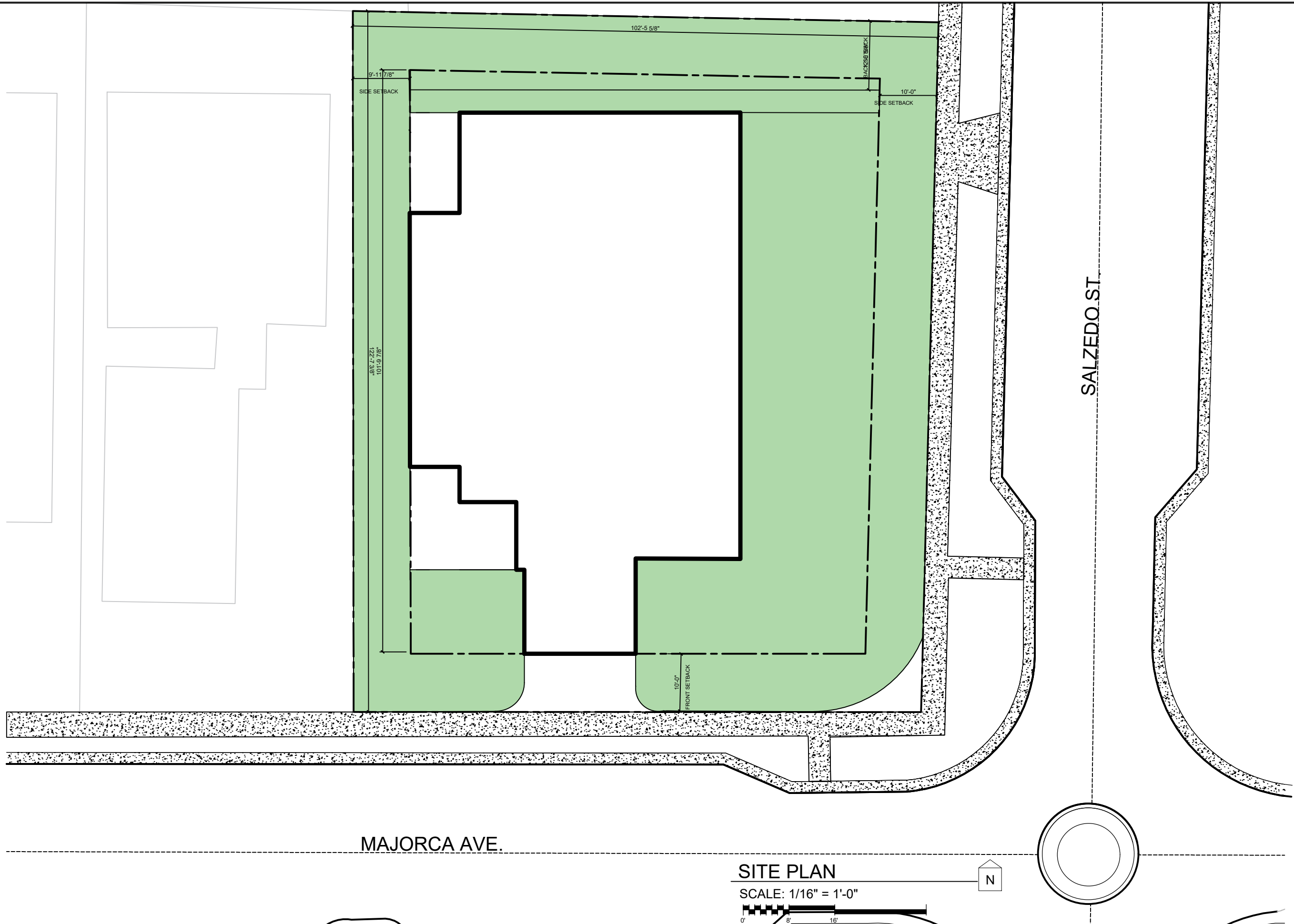
LOCATION
VENTURES

301 MAJORCA

ISSUE DATE: 03/08/2022
301 MAJORCA AVE.
CORAL GABLES,
33134, FL

SHEET NO.

A-1

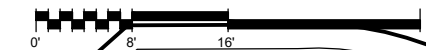


MAJORCA AVE.

SALZEDO ST.

SITE PLAN

SCALE: 1/16" = 1'-0"



301 MAJORCA

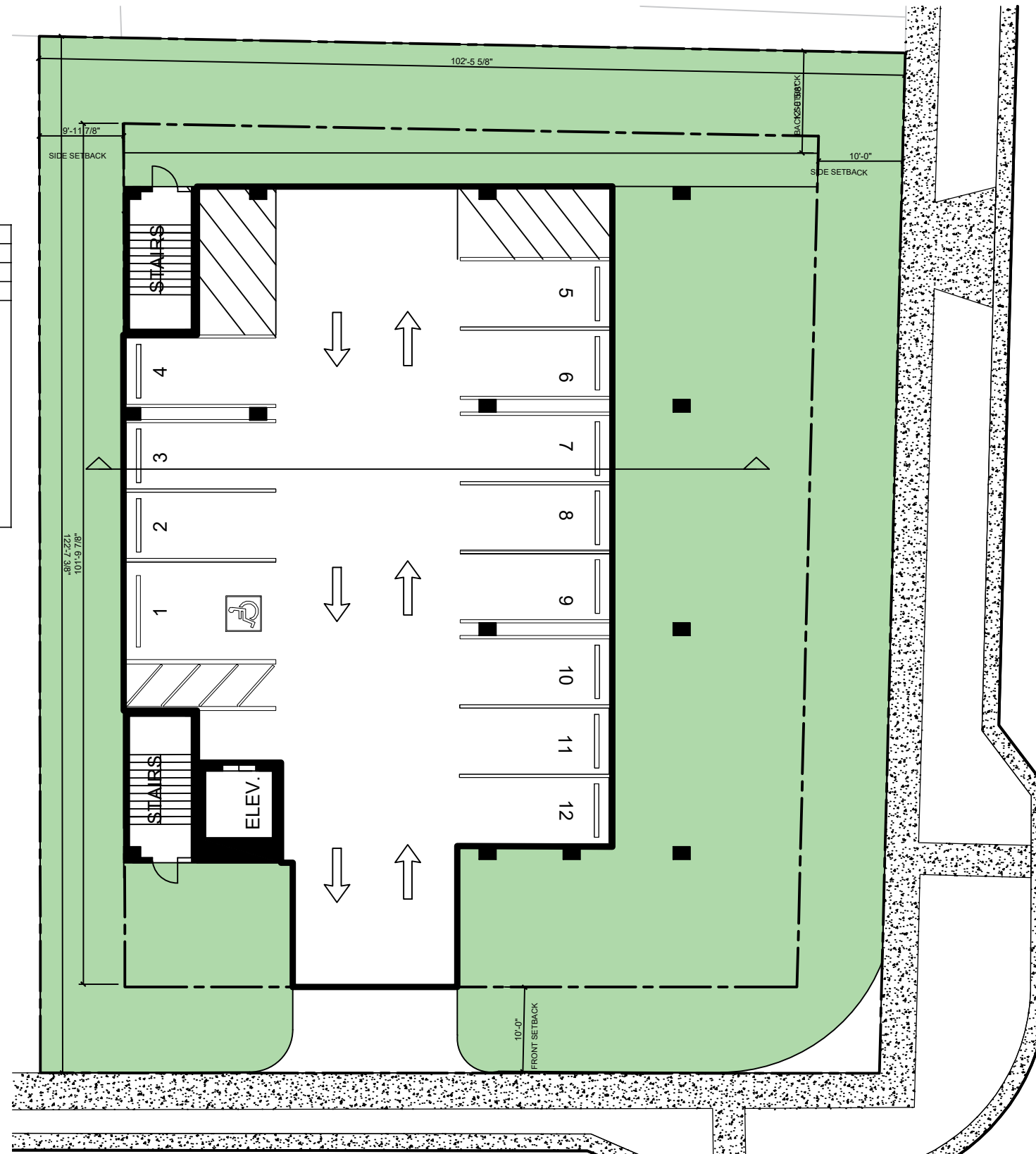
ISSUE DATE: 03/08/2022
 301 MAJORCA AVE.
 CORAL GABLES,
 FL 33134

SHEET NO.
A-2

2022.03.08					
301 MAJORCA AVE., CORAL GABLES					
REFERENCED TO DRAWING A-1, A-2, A-3, A-4, A-5					
	BY CODE (BASIC)	BY CODE (MED1)	BY CODE (MED2)	PROPOSED	NOTES
MAXIMUM BUILDING HEIGHT	70ft.	83.5	97/100	66ft.	FAR DOES NOT INCLUDE ELEVATORS, PARKING, OFFSTREET PARKING, BALCONIES, TRASHROOM, LOBBY, TRASH CHUTE
HEIGHT PER LEVEL				11ft.	
NO. OF ALLOWABLE LEVELS	70ft.	7 stories	8 stories	6 stories	
ACTUAL LOT AREA	12,200sf				
MAX. GROUND COVERAGE (60%)	7,320sf			4,450sf	
MINIMUM OPEN SPACE (25%)	3,050sf			3,126sf	
MINIMUM OPEN SPACE ON UPPER FLOORS (5%)	610sf				
FAR	24,400sf	26,840sf	30,500sf	30,500sf	
MINIMUM REAR SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM FRONT SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM SIDE SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM UNIT SIZE	500sf	500sf	500sf	500sf	

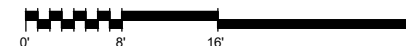
UNIT DATA			
LEVEL	UNIT COUNT	BED/BATH	FAR
LEVEL 6	1	1/1 + DEN	3,366sf
LEVEL 5	1	2/2	4,300sf
LEVEL 4	1	2/3	5,596sf
LEVEL 3	1	2/3	5,596sf
LEVEL 2	1	2/3	5,596sf
LEVEL 1	1	2/3	5,596sf
PARKING			
TOTAL	6		30,050sf

UNITS	UNIT COUNT	PARKING	
		REQUIRED PER UNIT	PROPOSED PER UNIT
UNIT 1	1	2.25	2.25
UNIT 2	1	2.25	2.25
UNIT 3	1	2.25	2.25
UNIT 4	1	2.25	2.25
UNIT 5	1	1.75	1.75
UNIT 6	1	1	1
PARKING TOTAL		11.75	12



GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"



MAJORCA AVE.



LOCATION
VENTURES

301 MAJORCA

ISSUE DATE: 03/08/2022
301 MAJORCA AVE.
CORAL GABLES,
FL 33134

SHEET NO.

A-3

2022.03.08

301 MAJORCA AVE., CORAL GABLES

REFERENCED TO DRAWING A-1,A-2,A-3,A-4,A-5

	BY CODE (BASIC)	BY CODE (MED1)	BY CODE (MED2)	PROPOSED	NOTES
MAXIMUM BUILDING HEIGHT	70ft.	83.5	97/100	66ft.	FAR DOES NOT INCLUDE ELEVATORS, PARKING, OFFSTREET PARKING, BALCONIES, TRASHROOM, LOBBY, TRASH CHUTE
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ACTUAL LOT AREA	12,200sf				
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MINIMUM REAR SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM FRONT SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM SIDE SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM UNIT SIZE	500sf	500sf	500sf	500sf	

UNIT DATA

LEVEL	UNIT COUNT	BED/BATH	FAR
LEVEL 6	1	1/1 + DEN	3,366sf
LEVEL 5	1	2/2	4,300sf
LEVEL 4	1	2/3	5,596sf
LEVEL 3	1	2/3	5,596sf
LEVEL 2	1	2/3	5,596sf
LEVEL 1	1	2/3	5,596sf
PARKING			
TOTAL	6		30,050sf

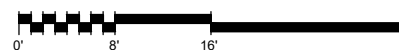
UNITS	UNIT COUNT	PARKING	
		REQUIRED PER UNIT	PROPOSED PER UNIT
UNIT 1	1	2.25	2.25
UNIT 2	1	2.25	2.25
UNIT 3	1	2.25	2.25
UNIT 4	1	2.25	2.25
UNIT 5	1	1.75	1.75
UNIT 6	1	1	1
PARKING TOTAL		11.75	12

AREA CALCULATED FOR FAR



1ST TO 4TH FLOOR TYPICAL PLAN

SCALE: 1/16" = 1'-0"





LOCATION
VENTURES

301 MAJORCA

ISSUE DATE: 03/08/2022
301 MAJORCA AVE.
CORAL GABLES,
33134, FL

SHEET NO.

A-4

2022.03.08

301 MAJORCA AVE., CORAL GABLES

REFERENCED TO DRAWING A-1,A-2,A-3,A-4,A-5

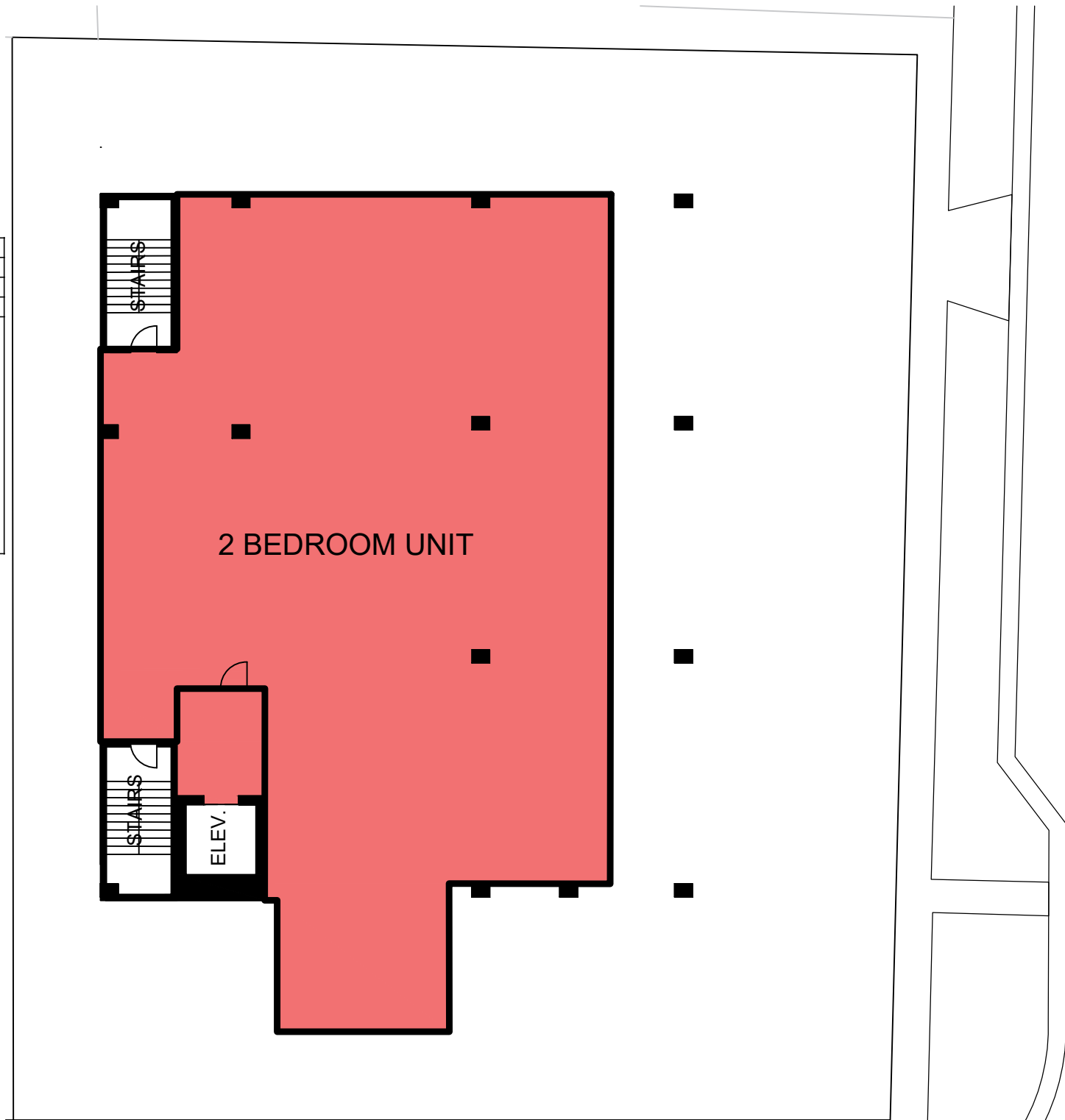
	BY CODE (BASIC)	BY CODE (MED1)	BY CODE (MED2)	PROPOSED	NOTES
MAXIMUM BUILDING HEIGHT	70ft.	83.5	97/100	66ft.	FAR DOES NOT INCLUDE ELEVATORS, PARKING, OFFSTREET PARKING, BALCONIES, TRASHROOM, LOBBY, TRASH CHUTE
HEIGHT PER LEVEL				11ft.	
NO. OF ALLOWABLE LEVELS	70ft.	7 stories	8 stories	6 stories	
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MINIMUM FRONT SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM SIDE SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM UNIT SIZE	500sf	500sf	500sf	500sf	

UNIT DATA

LEVEL	UNIT COUNT	BED/BATH	FAR
LEVEL 6	1	1/1 + DEN	3,366sf
LEVEL 5	1	2/2	4,300sf
LEVEL 4	1	2/3	5,596sf
LEVEL 3	1	2/3	5,596sf
LEVEL 2	1	2/3	5,596sf
LEVEL 1	1	2/3	5,596sf
PARKING			
TOTAL	6		30,050sf

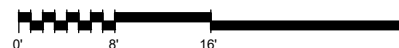
UNITS	UNIT COUNT	PARKING	
		REQUIRED PER UNIT	PROPOSED PER UNIT
UNIT 1	1	2.25	2.25
UNIT 2	1	2.25	2.25
UNIT 3	1	2.25	2.25
UNIT 4	1	2.25	2.25
UNIT 5	1	1.75	1.75
UNIT 6	1	1	1
PARKING TOTAL		11.75	12

AREA CALCULATED FOR FAR



FIFTH FLOOR TYPICAL PLAN

SCALE: 1/16" = 1'-0"





LOCATION
VENTURES

301 MAJORCA

ISSUE DATE: 03/08/2022
301 MAJORCA AVE.
CORAL GABLES,
FL 33134

SHEET NO.

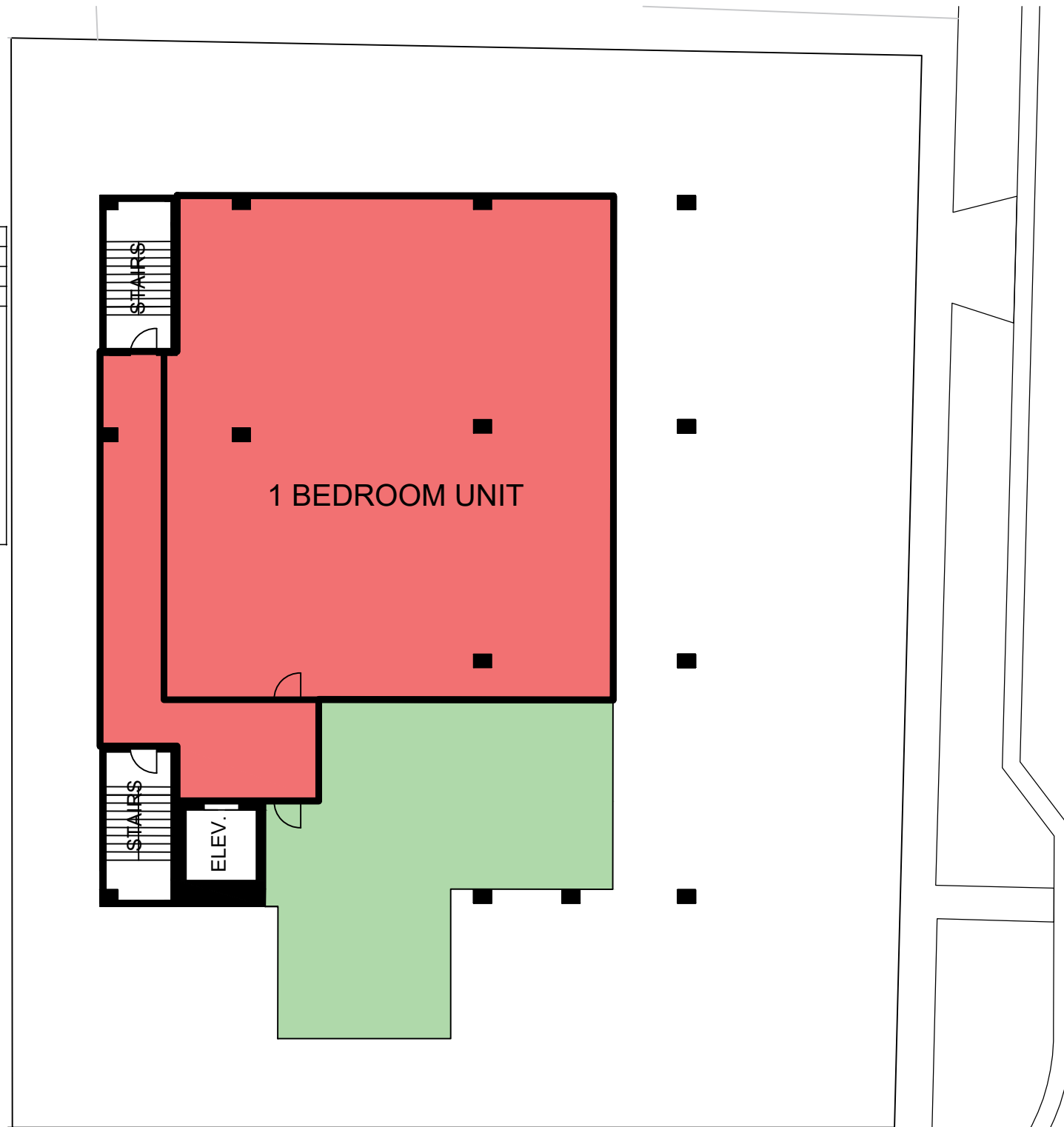
A-5

2022.03.08					
301 MAJORCA AVE., CORAL GABLES					
REFERENCED TO DRAWING A-1,A-2,A-3,A-4,A-5					
	BY CODE (BASIC)	BY CODE (MED1)	BY CODE (MED2)	PROPOSED	NOTES
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MINIMUM FRONT SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM SIDE SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM UNIT SIZE	500sf	500sf	500sf	500sf	

UNIT DATA			
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LEVEL 6	1	1/1 + DEN	3,366sf
LEVEL 5	1	2/2	4,300sf
LEVEL 4	1	2/3	5,596sf
LEVEL 3	1	2/3	5,596sf
LEVEL 2	1	2/3	5,596sf
LEVEL 1	1	2/3	5,596sf
PARKING			
TOTAL	6		30,050sf

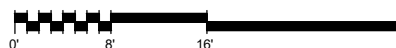
UNITS	UNIT COUNT	PARKING	
		REQUIRED PER UNIT	PROPOSED PER UNIT
UNIT 1	1	2.25	2.25
UNIT 2	1	2.25	2.25
UNIT 3	1	2.25	2.25
UNIT 4	1	2.25	2.25
UNIT 5	1	1.75	1.75
UNIT 6	1	1	1
PARKING TOTAL		11.75	12

- AREA CALCULATED FOR FAR
- OPEN GREEN SPACE



SIXTH FLOOR TYPICAL PLAN

SCALE: 1/16" = 1'-0"





LOCATION
VENTURES

301 MAJORCA

ISSUE DATE: 03/08/2022
301 MAJORCA AVE.
CORAL GABLES,
33134, FL

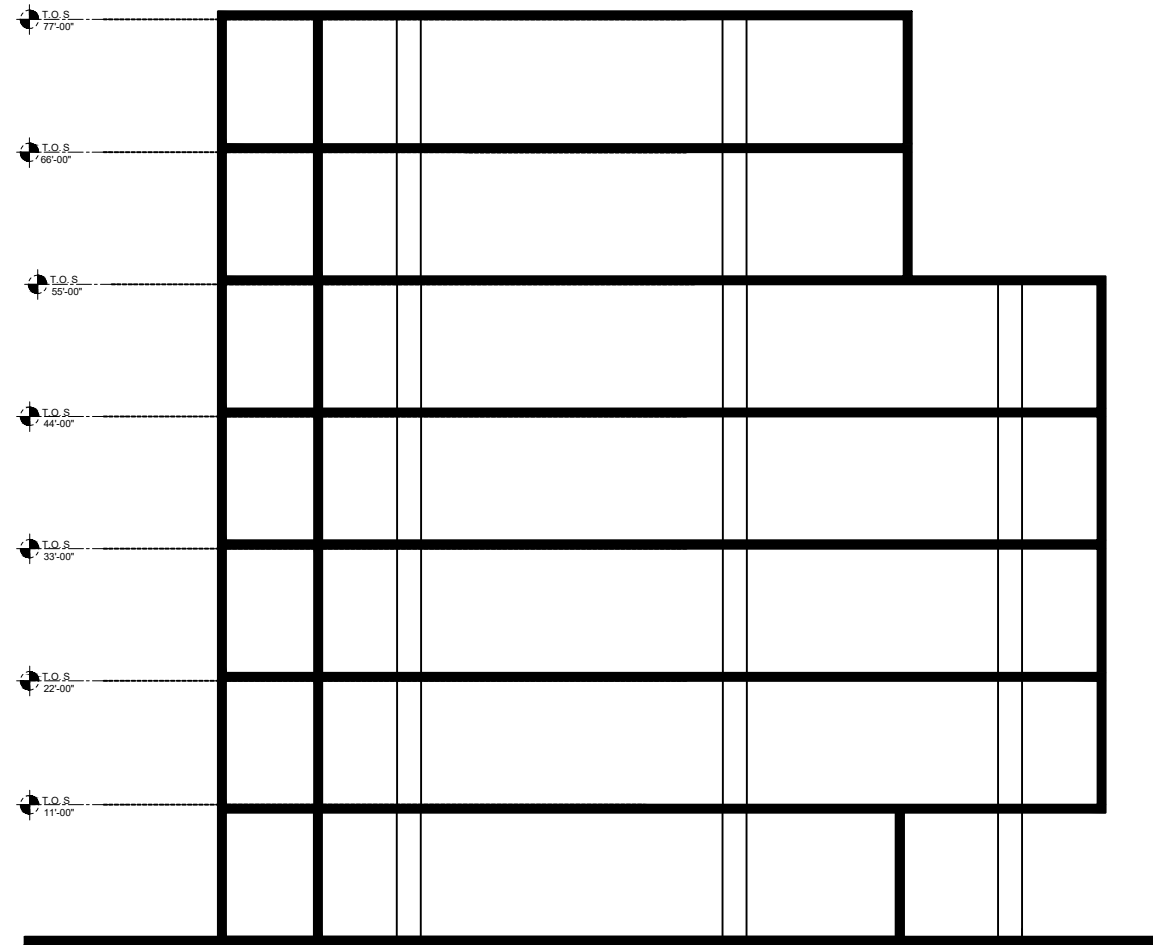
SHEET NO.

A-6

2022.03.08					
301 MAJORCA AVE., CORAL GABLES					
REFERENCED TO DRAWING A-1,A-2,A-3,A-4,A-5					
	BY CODE (BASIC)	BY CODE (MED1)	BY CODE (MED2)	PROPOSED	NOTES
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HEIGHT PER LEVEL				11ft.	
NO. OF ALLOWABLE LEVELS	70ft.	7 stories	8 stories	6 stories	
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MINIMUM OPEN SPACE (25%)		3,050sf		3,126sf	
MINIMUM OPEN SPACE ON UPPER FLOORS (5%)		610sf			
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MINIMUM REAR SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM FRONT SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM SIDE SETBACK	10ft.	10ft.	10ft.	10ft.	
MINIMUM UNIT SIZE	500sf	500sf	500sf	500sf	

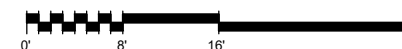
UNIT DATA			
LEVEL	UNIT COUNT	BED/BATH	FAR
LEVEL 6	1	1/1 + DEN	3,366sf
LEVEL 5	1	2/2	4,300sf
LEVEL 4	1	2/3	5,596sf
LEVEL 3	1	2/3	5,596sf
LEVEL 2	1	2/3	5,596sf
LEVEL 1	1	2/3	5,596sf
PARKING			
TOTAL	6		30,050sf

UNITS	UNIT COUNT	PARKING	
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UNIT 1	1	2.25	2.25
UNIT 2	1	2.25	2.25
UNIT 3	1	2.25	2.25
UNIT 4	1	2.25	2.25
UNIT 5	1	1.75	1.75
UNIT 6	1	1	1
PARKING TOTAL		11.75	12



BUILDING SECTION

SCALE: 1/16" = 1'-0"



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 (vote: _ - _) 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

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2018-26

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; and

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; and

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; and

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; and

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); and

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

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); and

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 the amendment on Second Reading (5-0 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 follows¹:

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

¹ Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

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 upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF AUGUST, A.D.,
2018.

(Moved: Quesada / Seconded: Lago)
(Yeas; Keon, Lago, Mena, Quesada, Valdes-Fauli)
(Unanimous: 5-0 Vote)
(Agenda Item: F-1)

APPROVED:


RAUL VALDES-FAULI
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:


MIRIAM SOLER RAMOS
CITY ATTORNEY