



**City of Coral Gables
CITY COMMISSION MEETING
February 25, 2014**

E-3

ITEM TITLE:

Ordinance on First Reading. Receipt of Transfer Development Rights (TDRs).

An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "2020 Salzedo Street", on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 02.12.14 meeting recommended approval of the mixed use site plan (vote: 7-0) with conditions and the receipt of Transfer of Development Rights (TDRs) (vote: 7-0) subject to the same conditions required for the mixed use site plan.

BRIEF HISTORY:

The request is for mixed use site plan review and the receipt of Transfer Development Rights (TDRs) for the proposed mixed use project referred to as "2020 Salzedo Street". Mixed use site plans and the receipt of TDRs require review by the Planning and Zoning Board and City Commission. City Commission approval of a mixed use site plan requires review at one (1) advertised public hearing (via Resolution), and receipt of TDRs requires Commission review at two (2) public hearings (via Ordinance). The Ordinance approving the receipt of the TDRs is being presented for First Reading on February 25, 2014. The Resolution for mixed use site plan review is being provided at this time for reference and discussion purposes. If the Ordinance is approved on First Reading, the Resolution will be presented for adoption at the same time as the Second Reading.

This property is located within the City's Central Business District (CBD), and is approximately one and one-half acres (71,142 sq. ft.) in size. The proposed mixed use project consists of a four (4) story/60'-0" office building containing 47,853 sq. ft. located on the southeast corner of the property, and a sixteen (16) story/189'-8" multi-family residential building containing 214 apartment units located along the north side of the site. A seven (7) story/77'-0" parking garage containing 559 parking spaces and roof-top amenities for building residents including a pool is located on the west side of the property. A public paseo passes through the project from Minorca Avenue to Navarre Avenue, and an internal open air courtyard can be accessed from Salzedo Street through a covered at grade loggia.

Twelve (12) public parking spaces are proposed on a separate surface parking lot behind the project in the southwest corner of the property (Lot 37 and east 7' of Lot 38). The public parking lot would be accessed from Minorca Avenue and is intended to mitigate the loss of on-street parking created by the project. The Applicant has agreed to a condition that there will be an easement agreement with the City which will allow the City to use the parking lot for the City's benefit. This agreement will have to be completed prior to final Board of Architects review.

The Applicant is utilizing unused development rights from five (5) historically designated properties located within the Central Business District (CBD) for this project. On 01.16.14, the Historic Preservation Board reviewed and approved maintenance plans for the preservation of each of the historic sending sites as required by the Zoning Code for the transfer of TDRs to a receiver site. The receiving site is within five hundred (500) feet of a local historic landmark which requires Historic Preservation Board review and approval to determine if the proposal will adversely affect the historic, architectural, or aesthetic character of the historic property. At their 01.16.14 meeting, the Historic Preservation Board reviewed and approved the proposed receiving site plan.

The Planning and Zoning Board at their 02.12.14 meeting recommended approval of the mixed use site plan (vote: 7-0) with conditions, and the receipt of Transfer of Development Rights (TDRs) (vote: 7-0). At the 02.12.14 meeting, the Board requested that an additional condition be included that requires the elimination of certain landscape planters to provide better pedestrian circulation. This additional condition has been added to the Resolution and incorporated into the Ordinance by reference.

The Ordinance for receipt of Transfer Development Rights (TDRs) is being presented at this time for consideration by the City Commission on First Reading. The Resolution for mixed use site plan review is provided for reference and discussion purposes. Adoption of the Resolution will be requested at the time of the Second Reading of the Ordinance.

The draft Ordinance and Resolution, which includes the recommended conditions of approval, are provided as Exhibits A and B, respectively. Staff's report and recommendation and the Planning and Zoning Board meeting minutes with written comments received are provided as Exhibits C and D, respectively. Exhibit E contains TDR background information, including the 01.16.14 Historic Resources Staff Report and Historic Preservation Board Meeting Minutes.

The Applicant is in agreement with the recommended conditions of approval.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		


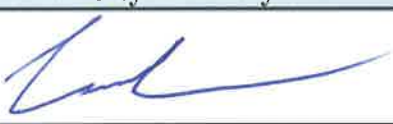

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
12.19.13	Board of Architects	Received preliminary approval.
02.06.14	Board of Architects	Received approval of Mediterranean architectural bonuses.
01.16.14	Historic Preservation Board	Approved sending sites and receiving site plan.
02.12.14	Planning and Zoning Board	Recommended approval of the mixed use site plan (vote: 7-0) with conditions and the receipt of Transfer of Development Rights (TDRs) (vote: 7-0) subject to the same conditions required for the mixed use site plan.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.30.14	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
01.30.14	Posted property.
01.30.14	Legal advertisement.
02.07.14	Post agenda at City Hall.
02.07.14	Posted agenda, staff report, legal notice and all attachments on City web page.

APPROVED BY:

Department Director	City Attorney	City Manager
 RT		

EXHIBIT(S):

- A. Draft Ordinance – receipt of Transfer of Development Rights (TDRs).
- B. Draft Resolution – mixed use site plan review.
- C. 02.12.14 Staff report and recommendation with attachments.
- D. 02.12.14 Excerpts of Planning and Zoning Board Meeting Minutes with written comments received.
- E. TDR Background Information – 01.16.14 Historic Resources Staff Report and Historic Preservation Board Meeting Minutes.