



Legislation Text

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A Resolution of the City Commission directing the City Manager and the City Attorney to negotiate the transfer of unused development rights, equal to approximately one hundred fifty thousand (150,000) square feet, from the Coral Gables Museum and other City-Owned sending sites and directing that the proceeds of the transfer be earmarked for the renovation of Phillips Park and other large parks.

(Sponsored by Commissioner Menendez)

The Coral Gables Zoning Code Section 14-204, "Transfer of Development Rights" sets forth the process for transferring unused development rights (TDRs) from local historic landmarks to approved receiving sites to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties. The City is in the process of amending Section 14-204, to reflect the City's unique obligation to maintain historic City-owned properties for the public trust.

The City Commission has identified the sale of TDRs as a viable way to fund projects, without borrowing debt or raising taxes. The forthcoming amendment will therefore allow the City to sell TDRs and invest the proceeds of such sale in projects of great importance and public benefit, in addition to maintaining the spirit of the code provision to encourage historic preservation.

The renovation of Phillips Park and other large parks are considered projects of great importance and great public benefit. According to the 2021 Community Recreation Master Plan, large parks are categorized based on their acreage, levels of service, and other factors. The renovation of Phillips Park has long been anticipated by the community and is currently in the design phase, however, it is not currently funded in the Capital Improvement Plan for 2022-2023.

Upon passage of a related and pending ordinance, this resolution directs the City Attorney and City Manager to negotiate the transfer of unused development rights, in the amount of approximately 150,000 square feet from the Coral Gables Museum and other city-owned sending sites and directs the proceeds of such transfer to be earmarked for the renovation of Phillips Park and other large parks.