



Legislation Text

File #: 22-4422, Version: 1

An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code amending Article 14, “Process”, Section 14-200, “Procedures”, Section 14-204, “Transfer of Development Rights”, revising the purpose and process for the City to transfer unused development rights; providing for severability clause, repealer provision, codification, and providing for an effective date.

(Sponsored by Commissioner Menendez)

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 properties to encourage historic preservation and to provide an economic incentive to property owners to “designate, protect, enhance and preserve historic properties”.

The purpose of this ordinance is to amend Section 14-204 of the Zoning Code to acknowledge the City’s unique obligation to maintain historic City-owned properties for the public trust regardless of and absent any economic incentives. The amendment would allow the City to utilize the proceeds of a transfer of development rights for projects of great public importance and benefit, while still maintaining the spirit of the code provision to promote historic preservation. The City Commission has identified TDRs as a viable way to fund projects that are of great importance and great public benefit to the City, without borrowing debt or raising taxes.

Since 2005 the City has spent more than \$45 million on the maintenance of historic properties, absent any significant economic incentive to do so. The City plans for long-term maintenance of its historic assets and all city-owned properties through the Capital Improvement Plan (“CIP”). 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 CIP for 2022-2023 due to a lack of available funds. The renovation of Phillips Park and other large parks, as identified in the 2021 Community Recreation Master Plan, are considered projects of great importance and great public benefit. This amendment will allow for the renovation of large parks, like Phillips Park, to be paid for using proceeds from TDRs.

This Zoning Code text amendment will go before the Planning and Zoning Board for a recommendation between first and second reading.