



City of Coral Gables  
CITY COMMISSION MEETING  
September 28, 2022

**ITEM TITLE:**

**Ordinance on First Reading.** 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 14, "PROCESS," SECTION 14-204.9, "EXPIRATION OF APPROVALS" TO ELIMINATE THE EXPIRATION OF CERTIFICATES OF TDR; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE

**BRIEF HISTORY:**

Section 14-204 of the City's Zoning Code sets forth the process for transfer, receipt, and use of Transfer Development Rights ("TDRs"). Specifically, Section 14-204.4 sets forth the process for sending development rights and for the issuance of a certificate of TDR. Separately, Sections 14-204.5 through 14-204.7 set forth the process for use of TDRs at receiver sites.

While there are valid reasons for having approvals on receiver sites expire after a certain period of time, if the City Commission wishes for certificates of TDR to be transferrable in the open market, they should not have an expiration date, as the conditions for their sending do not change.

Accordingly, this ordinance amends Section 14-204.9 to eliminate the two (2) year expiration date for certificates of TDR while keeping the expiration date for approvals on the use of TDRs on a particular receiving site. Between first and second reading the ordinance will be reviewed by the Historic Preservation Board and the Planning and Zoning Board.

1. Draft Ordinance