



**City of Coral Gables
CITY COMMISSION MEETING
September 23, 2014**

E-2

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review", Division 10, "Transfer of Development Rights (TDR)", by expanding the area for qualifying TDR sending sites to include historically designated properties within a Multi-Family 2 (MF2) District located in the area north of the Central Business District (CBD) bounded by SW 8th Street (north), Navarre Avenue (south), Douglas Road (east), and LeJeune Road (west); 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 06.11.14 meeting recommended approval (vote: 6-0).

BRIEF HISTORY:

On September 11, 2014, the City Commission approved the proposed Zoning Code text (vote: 5-0) on first reading. The proposed amendments are provided in the draft Ordinance in ~~strike-through~~/underline format provided as Exhibit A. At first reading, the City Commission requested that a map be provided showing the location of historically significant properties which could potentially be eligible TDR sending sites resulting from the proposed amendments. That map is provided as Exhibit B.

City Staff is requesting a Zoning Code text amendment to expand the area for qualifying Transfer of Development Rights (TDR) sending sites to include historically designated properties within a Multi-Family 2 (MF2) District located in the area north of the Central Business District (CBD) bounded by SW 8th Street (north), Navarre Avenue (south), Douglas Road (east), and LeJeune Road (west). Presently, all TDR sending sites must be located within the City's CBD.

The City's TDR program consists of two categories: 1) TDR sending sites; and 2) TDR receiving sites. This proposed amendment does not change or increase the permitted development or the required location for TDR receiving sites within the City's CBD. The only change proposed with this amendment is to include historically designated properties within the MF2 District located in the area north of the City's CBD as TDR sending sites.

The proposed amendment is intended to support citywide preservation efforts by expanding the buildings that qualify for the TDR program to include historically significant multi-family buildings located in the apartment district north of Alhambra Circle. City Staff have analyzed and find that the availability of additional development rights for transfer to properties located in the CBD will not lead to overdevelopment because the use of those TDRs by properties in the CBD is limited by the development standards applicable to those properties as well as the Comprehensive Plan cap of a 25% maximum increase in FAR resulting from the use of TDRs.

In addition to supporting citywide preservation efforts, the preservation of historic buildings outside of the CBD as proposed will encourage harmonious development within the older neighborhoods of the City. The proposed change is consistent with and implements the Comprehensive Plan goals, objectives and policies establishing the TDR program for historic preservation in the City, encouraging development and redevelopment in the CBD, etc.

At their 06.11.14 meeting, the Planning and Zoning Board recommended approval of the proposed Zoning Code text amendment (vote: 6-0). At the meeting, the Board discussed the proposed amendments and indicated that historically designated properties should be code compliant to qualify as a sending site. The City Attorney informed the Board that he would work with Staff to include language which would address this issue, which is provided in item 7 of Section 3-1004(B).

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
09.11.14	Ordinance	Approved proposed Zoning Code text amendments (vote: 5-0) on first reading.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
06.11.14	Planning and Zoning Board	Recommended approval (vote: 6-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.30.14	Legal advertisement.
06.06.14	Posted agenda at City Hall.
06.06.14	Posted agenda, staff report, legal notice and all attachments on City web page.
09.12.14	Advertisement of Ordinance heading.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
		

EXHIBIT(S):

- A. Draft Ordinance (with provisions in ~~strike thru~~/underline format).
- B. Map of potentially eligible TDR sending sites.