

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-5**  
**October 11, 2022**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner Jorge Fors**

**Commissioner Kirk Menendez**

**City Staff**

**City Attorney, Miriam Ramos**

**City Manager, Peter Iglesias**

**City Clerk, Billy Urquia**

**Deputy City Attorney, Cristina Suarez**

**Public Speaker(s)**

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Agenda Item F-5 [3:08 p.m.]

An Ordinance of the City Commission 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 clause, repealer provision, codification, and providing for an effective date.

Mayor Lago: Moving unto items on First Reading, F-5.

City Attorney Ramos: Mayor, F-5 is an Ordinance of the City Commission 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 clause, repealer provision, codification, and providing for an effective date. Ms. Suarez.

*City Commission Meeting*

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*October 11, 2022*

*Agenda Item F-5 – Ordinance providing for a text amendment to Official Zoning Code  
By amending Article 14, "Process" Section 14-204.9, "Expiration of Approvals"*

[Date]

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Deputy City Attorney Suarez: Mayor and Commissioners, Cristina Suarez, Deputy City Attorney. Section 14-204 of the Zoning Code sets forth the process for transfer, receipt and use of Transfer Development Rights and specifically section 14-204.4, sets forth the process for sending Development Rights and issuance of Certificate of TDR. 14-2.04.5 has a separate process for the use of TDRs at receiver sites. So, while there are valid reasons for having an expiration date on approvals for the use of TDR's on receiving sites, in order for the TDR certificates to be transferable there shouldn't be an expiration date, and for some reason there was in the code. So, this proposed ordinance would eliminate the expiration date for the Certificate of TDR but does impose a two-year expiration date for the approval of use at a receiver site.

Vice Mayor Mena: So, the person keeps it.

Deputy City Attorney Suarez: Correct.

Vice Mayor Mena: So, they will have to reapply for whatever use if they are passed the period of time.

Deputy City Attorney Suarez: Correct – and they can be transferred.

City Manager Iglesias: The TDRs would be like a stock option that they keep, and the use would be subject to a two-year expiration.

Mayor Lago: Something that slipped in everyone's eyes. I think it just makes sense.

Vice Mayor Mena: I'll move it.

Commissioner Menendez: I'll second.

City Attorney Ramos: There's no public hearing, correct Mr. Clerk.

City Clerk Urquia: No ma'am.

Commissioner Fors: Yes

Vice Mayor Mena: Yes

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Mayor Lago: Yes

(Vote: 5-0)