



City of Coral Gables
CITY COMMISSION MEETING
November 9, 2022

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment. 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.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board will review the proposed text amendment at their 11.01.22 meeting.

BRIEF HISTORY:

No changes since First Reading.

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.

According, 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.

The draft Ordinance is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
09.20.22	City Commission meeting agenda posted on City webpage.
10.21.22	PZB Legal Advertisement.
10.28.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
10.28.22	City Commission legal advertisement.
11.01.22	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 11 01 22 PZB Staff Report.