



City of Coral Gables
CITY COMMISSION MEETING
May 10, 2022

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment.

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, "Transfer of Development Rights (TDRs)" to allow the City Commission to designate a TDR receiving site when located in a Planned Area Development (PAD) and zoned MX2 or MX3; 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 04.13.22 meeting recommended approval of the proposed Zoning Code text amendment, (vote: 4 yes – 0 no).

BRIEF HISTORY:

As requested by the City Commission, a Zoning Code text amendment is proposed to allow the City Commission to designate a Transfer of Development Rights (TDR) receiving site when located in a Planned Area Development (PAD) and zoned Mixed Use 2 (MX2) or Mixed-Use 3 (MX3). Currently there are 3 receiving sites in Coral Gables: Central Business District (CBD), North Ponce Mixed Use District Overlay, and the Design & Innovation District Overlay. The proposed text amendment would allow the City Commission to designate a TDR receiving site outside of these 3 boundaries when the site is a Planned Area Development (PAD) and zoned mixed-use (MX2 or MX3). The receiving site would be subject to the review criteria in Section 14-204.6.

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
04.01.22	Planning & Zoning Board Legal Advertisement.

04.08.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
05.03.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance.
- B. 04.13.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpts from 04.13.22 PZB Meeting.