

**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:	<b>Resolution/Ordinance No.</b>	Comments

#### **OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

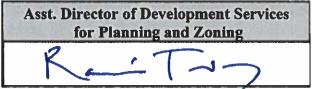
Date	Board/Committee	Comments (if any)

#### **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:**



# EXHIBIT(S):

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