



**City of Coral Gables  
Planning Department Staff Recommendation**

<b>Applicant:</b>	City of Coral Gables
<b>Application:</b>	Zoning Code Text Amendment - Article 3, Division 10, "Transfer of Development Rights"
<b>City Public Hearing Dates/Times</b>	Planning and Zoning Board October 19, 2011, 6:00 – 9:00 p.m.  City Commission, November 8, 2011, 9:00 a.m.
<b>Location</b>	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

**Application Request.**

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Article 3, "Development Review", Division 10, "Transfer of Development Rights", to update and clarify the provisions; and providing for severability, repealer, codification, and an effective date.

**Background Information.**

This request is to amend the text of Zoning Code Article 3, Division 10, "Transfer of Development Rights"; and, Article 8, "Definitions". The intent of the text amendments is to clarify the application process and procedural provisions for current Transfer of Development Rights provisions. These provisions underwent minor changes during the comprehensive Zoning Code rewrite that was concluded in 2007.

Associated with the text amendments, the City is requesting a Change in Land Use and Change of Zoning for the Coral Gables Museum property which is being presented under separate cover.

The following City Departments have reviewed and endorsed the proposed changes: Building and Zoning; Economic Sustainability; Historical Resources; and Planning. City Staff will present the proposed amendments at the meeting and will secure input and testimony from the Board and public.

**Public Hearing Timeline.**

The proposed text amendment is tentatively scheduled for 1st Reading before the City Commission on November 8, 2011.

**Public Notification.**

The following has been completed to provide notice of the application:

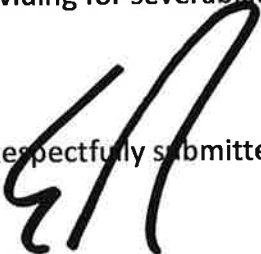
**Public Notice**

Type	Date
Legal advertisement	10.07.11
Posted agenda on City web page/City Hall	10.14.11
Posted Staff report on City web page	10.14.11

**Staff Recommendation.**

Planning Staff recommends approval of the following:

An Ordinance of the City Commission of Coral Gables requesting a text amendment to the City of Coral Gables Official Zoning Code, Article 3, "Development Review", Division 10, "Transfer of Development Rights", to update and clarify the provisions; and providing for severability, repealer, codification, and an effective date.

Respectfully submitted,  


Eric Riel, Jr.  
Planning Director  
City of Coral Gables, Florida

**Attachments.**

- A. Zoning Code text amendments in ~~strikethrough~~ / underline format.
- B. Draft Ordinance.