



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**August 28, 2018**

**ITEM TITLE:**

**Ordinance on Second Reading. Zoning Code Text Amendment.** An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," providing a procedure to transfer development rights in return for conveyance of open space to the City, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 06.13.18 meeting recommended approval (vote: 6-0).

**BRIEF HISTORY:**

As directed by the City Commission, Staff has prepared Zoning Code text amendments to establish provisions for open space to the City in return for transfer of development rights (TDRs).

The Parks & Recreation Advisory Board was presented with the proposed text amendments on August 2, 2018, to give input and allow the Board to give a recommendation to the Commission. The Board advised Staff to update the proposed text to not allow the Board to grant approval to transfer/send TDRs. Therefore, Staff revised the proposed Zoning Code text amendment to require that upon the positive recommendation from the Board, the City Commission will consider final approval to transfer/send the proposed TDRs.

The Board recommended approval of the proposed Zoning Code text amendment with conditions to include revising the approval process and incorporate language to require the applicant to demonstrate the public benefit of the proposed transfers.

The revised proposed Zoning Code Text Amendments are attached to this memorandum, see Exhibit A.

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

Date	Board/Committee	Comments (if any)
06.13.18	Planning and Zoning Board	Recommended approval (vote: 6-0).
08.02.18	Parks & Recreation Advisory Board	Recommended approval with conditions (vote: 6-0).

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
06.01.18	Planning and Zoning Board legal advertisement.
06.01.18	Planning and Zoning Board agenda posted at City Hall.
06.08.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
07.06.18	City Commission meeting agenda posted on City web page (1 <sup>st</sup> reading).
08.17.18	City Commission legal advertisement.
08.24.18	City Commission meeting agenda posted on City web page (2nd reading).

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 08.02.18 Parks & Recreation Advisory Board Meeting Minutes.