	City of Coral Gables Planning and Zoning Staff Recommendation
Applicant:	City of Coral Gables
Application:	Zoning Code Text Amendment - Article 3, "Development Review", Division 10, "Transfer of Development Rights"
Public Hearing - Dates/Time/ Location:	Planning and Zoning Board June 11, 2014, 6:00 – 9:00 p.m., 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 text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review", Division 10, "Transfer of Development Rights (TDR)", by expanding the area for qualifying TDR sending sites to include historically designated properties within a Multi-Family 2 (MF2) District located in the area north of the Central business District (CBD) bounded by, SW 8th Street (north), Navarre Avenue (south), Douglas Road (east) and LeJeune Road (west); providing for severability, repealer, codification and an effective date.

Background Information.

City Staff is requesting a Zoning Code text amendment to expand the area for qualifying TDR sending sites to include historically designated properties within a Multi-Family 2 (MF2) District located in the area north of the Central business District (CBD) bounded by, SW 8th Street (north), Navarre Avenue (south), Douglas Road (east) and LeJeune Road (west). Presently, all TDR sending sites must be located within the City's CBD.

The City's TDR program consists of two categories: 1) TDR sending sites; and, 2) TDR receiving sites. This proposed amendment does not change or increase the permitted development or the required location for TDR receiving sites within the City's CBD. The only change proposed with this amendment is to expand the area for qualifying TDR sending sites, and to include historically designated MF2 zoned properties.

The proposed amendment is intended to support citywide preservation efforts by expanding the

buildings that qualify for the TDR program to include historically significant multi-family buildings located in the apartment district north of Alhambra Circle. City Staff have analyzed and find that the availability of additional development rights for transfer to properties located in the CBD will not lead to overdevelopment, because the use of those TDRs by properties in the CBD is limited by the development standards applicable to those properties as well as the Comprehensive Plan cap of a 25% maximum increase in FAR resulting from the use of TDRs.

In addition to supporting citywide preservation efforts, the preservation of historic buildings outside of the CBD as proposed will encourage harmonious development within the older neighborhoods of the City. The proposed change is consistent with and implements the Comprehensive Plan goals, objectives and policies establishing the TDR program for historic preservation in the City, encouraging development and redevelopment in CBD, etc. Specifically, the proposed change is consistent with and implements the following Comprehensive Plan objectives and policies:

Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.

Objective FLU-1.4. Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.

Policy FLU-1.4.1. Include balanced consideration for protection of natural and historic resources in the consideration of granting all development orders. Parcels with natural or historic resources are eligible, pursuant to the Zoning Code, to be designated as a sending sight. Sending sights are eligible to send their remaining development rights to receiving sites, thereby preserving the historic or natural resource from further development.

Policy FLU-1.4.3. Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.

Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.

Policy HIS-3.1.1. The City completed a review of the existing land development regulations as a part of the comprehensive rewrite of the Zoning Code in 2007 and determined the impacts, if any, on historic preservation activities. The City shall annually review any land development regulations which are in conflict with the City's historic preservation goals and amend those regulations accordingly.

Policy HIS-5.1.2. The City shall continue its current use and documentation of Transfer of Development Rights (TDRs) to provide for the preservation and protection of historic landmarks, properties or areas. The City shall examine the possible expansion of the TDR district or creation of other TDR districts and possible amendments to the program to provide for additional incentives to promote historic and cultural preservation.

Zoning Code Section 3-1405 provides standards for review of proposed text amendments, and specifies that the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt text amendments to the Zoning Code unless they satisfy specific criteria. City Staff has found that the proposed text amendment satisfies those criteria, as follows:

- A. Promotes the public health, safety, and welfare.*
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.*
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.*
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.*
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.*

The proposed amendment was reviewed and recommended for approval by the Historic Preservation Board (HPB) on 05.08.14. A detailed analysis of the proposed Zoning Code text amendment prepared by the Historic Resources Department for the HPB, and the 05.08.14 HPB meeting minutes are provided as Attachment B. Historical Resources Department Staff will present this item at the Board meeting and be available to address any questions the Board may have and secure further input.

Proposed Zoning Code Amendments.

The proposed Zoning Code text amendments are provided in the draft Ordinance in ~~strike-through~~/underline format as Attachment A.

Public Hearing Timetable.

Consideration of the proposed Zoning Code amendment by the City Commission is tentatively scheduled for Tuesday, July 22, 2014.

Public Notification.

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

Public Notice

Type	Date
Legal advertisement	05.30.14
Posted agenda on City web page/City Hall	06.06.14
Posted Staff report on City web page	06.06.14

Staff Recommendation.

The Planning and Zoning Division in association with the Historic Resources Department recommends approval of the following:

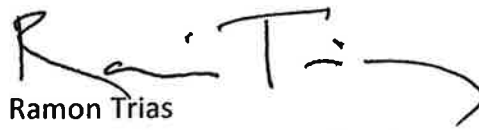
An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review", Division 10, "Transfer of Development Rights (TDR)", by expanding the area for qualifying TDR sending sites to include historically designated properties within a Multi-Family 2 (MF2) District located in the area north of the Central business District (CBD) bounded by, SW 8th Street (north), Navarre Avenue (south), Douglas Road (east) and LeJeune Road (west); providing for severability, repealer, codification and an effective date.

Attachments.

- A. Draft Ordinance in ~~strike-through~~/underline format.
- B. 05.08.14 Historic Resources Department analysis of the proposed Zoning Code text amendment and 05.08.14 Historic Preservation Board meeting minutes.
- C. PowerPoint presentation.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida