



**City of Coral Gables  
CITY COMMISSION MEETING  
December 13, 2011**

**E-4**

**ITEM TITLE:**

**Ordinance on Second 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, 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.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 10.19.11 meeting recommended unanimous approval (vote: 5-0) with one modification. The Board recommended the opportunity to grant administrative extensions for Certificates of Transfer of Development Rights (TDRs) by the Historic Resources Director. This amendment provides for two (2), six (6) month administrative extensions. The amendment recommended by the Board is included within the draft Ordinance attached as Exhibit A.

**BRIEF HISTORY:**

On 11.08.11, the amendment was unanimously approved by the City Commission on First Reading (vote 5-0).

The intent of the requested text amendments is to clarify the application process and procedural provisions for the current TDRs provisions. The only change in content is the addition of a two (2) year time limitation for the issuance of Certificate of TDR's and City Commission approvals. This two (2) year time frame is consistent with time limitations that are placed on other development orders approvals/entitlements (i.e., site plans, conditional use, etc.). No other changes in content are included in the amendments.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
11.08.11	Ordinance	Unanimous approval on First Reading (vote: 5-0).

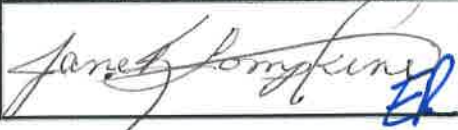

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
10.19.11	Planning and Zoning Board	Unanimous approval with one modification (vote: 5-0).

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
10.07.11	Legal advertisement.
10.14.11	Posted agenda at City Hall.
10.14.11	Posted agenda, staff report, legal notice and all attachments on City web page.
10.28.11	Legal advertisement.
12.02.11	Legal advertisement.

**APPROVED BY:**

Department Director	City Attorney (If Applicable)	City Manager
		

**EXHIBIT(S):**

- A. Draft Ordinance.