



City of Coral Gables
CITY COMMISSION MEETING
August 28, 2018

ITEM TITLE:

Ordinance on First 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," expanding the receiver sites for the use of transfer development rights to include Blocks 1, 2, 3, 4, 6, 7, 8, and 10 in the Biltmore Section, 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 07.11.18 meeting recommended approval (vote: 4-1) with conditions.

BRIEF HISTORY:

As directed by the Commission, Staff has prepared Zoning Code text amendments to expand the receiver sites of Transfer Development Rights (TDRs) to include the redeveloping parcels on Biltmore Way.

At the June Planning & Zoning Board meeting, the Board reviewed the proposed amendments and requested additional information for specific sites that would warrant receiving TDRs. The Board discussed limiting the receiving sites to parcels facing Biltmore Way and the Granada Golf Course. The Board also discussed the need to beautify Biltmore Way with the addition of shade trees, landscaping, transportation alternatives, and other amenities to transform it into a more livable street.

Staff revised the proposed text amendment to clarify that receiving sites are limited to parcels facing Biltmore Way or Coral Way. Staff also prepared additional information and presented the proposed text amendment at the July Planning & Zoning Board meeting. The Board discussed the minor impact that the TDRs would have on the neighborhood and right-of-way improvements for the addition of shade trees, bike lanes, and landscape. The Board recommended approval (4-1) to approve the text amendment with the condition for Staff to host a public workshop with the neighbors to further explain the TDR process and impacts.

On August 15, 2018, Staff held a public workshop to educate the neighbors on the process and impacts of TDRs. Staff explained the TDR process, provided history of all TDRs used in the city, and answered questions the residents expressed. Staff also discussed potential improvements to the Biltmore Way streetscape that will be discussed in detail in a neighborhood design workshop later this year with Public Works. The mailed invitation for the TDR workshop, legal ad, sign-in sheet, meeting summary, and materials that were made available to the public are all provided in Exhibit E.

The 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)
07.11.18	Planning and Zoning Board	Recommended approval (vote: 4-1).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.31.18	Courtesy Notice mailed to all affected properties.
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.
06.29.18	Planning and Zoning Board legal advertisement.
06.29.18	Planning and Zoning Board agenda posted at City Hall.
07.06.18	Planning and Zoning Board agenda, staff report, legal notice and all attachments posted on City web page.
08.01.18	Mailed invitation for the Transfer Development Rights (TDR) public workshop.
08.03.18	Legal advertisement published for TDR public workshop.
08.15.18	Courtesy Notice mailed to all affected properties for Commission First Reading.
08.24.18	City Commission meeting agenda posted on City web page.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance.
- B. 07.11.18 Staff Report and recommendation with attachments.
- C. Excerpt of 07.11.18 Planning & Zoning Board meeting minutes.
- D. Excerpt of 06.13.18 Planning & Zoning Board meeting minutes.
- E. 08.15.18 TDR Workshop invitation and meeting summary.