AGENDA ITEM NO. _____

City of Coral Gables
CITY COMMISSION MEETING
November 8, 2011

ITEM TITLE:

Ordinance on First 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 Boards amendment is included with the revised provisions attached as Exhibit A.

BRIEF HISTORY:

The intent of the 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.

The following Exhibits are included as background information:
A. Draft Zoning Code provisions.
B. Draft Ordinance.
C. 10.19.11 Staff Report.
D. Excerpt of 10.19.11 Planning and Zoning Board Meeting Minutes.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
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.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager

EXHIBIT(S):

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B. Draft Ordinance.
C. 10.19.11 Staff Report.
D. Excerpt of 10.19.11 Planning and Zoning Board Meeting Minutes.