



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**June 14, 2016**

**ITEM TITLE:**

**Discussion Item.** A discussion regarding the North Ponce Planning Strategies Implementation Schedule and providing feedback to the City Commission from a discussion only item before the Planning and Zoning Board.

**DEPARTMENT HEAD RECOMMENDATION:**

Discussion. Staff is seeking feedback on the proposed implementation timeline as well as the first proposed Zoning Code text amendment for the Bed and Breakfast standards.

**BRIEF HISTORY:**

North Ponce is one of Coral Gables' most attractive and diverse neighborhoods, as one of the few places in South Florida where affordable apartment living meets high quality of life and world-class amenities. North Ponce is becoming a destination for young professionals, retirees and working families who choose to live within a lushly-landscaped, low-scale apartment community within walking distance to schools, parks, transit, shops and restaurants.

The City of Coral Gables has collaborated with North Ponce stakeholders for many years to determine ways to protect and enhance the special character of the neighborhood. In June 2015, the City hosted the North Ponce Community Visioning Workshop in conjunction with the City's 90th Anniversary celebration. Following the Community Vision Workshop, the public input received was crafted into a set of policy recommendations and Action Steps.

**Commission Discussion**

On April 12, 2016, the City Commission held a discussion on the draft North Ponce Planning and Zoning Strategies, prepared by Staff. The Commission expressed support for the general direction of the Strategies, and requested community outreach to obtain feedback on the ideas.

**Public Meeting**

Staff conducted a Community Planning Meeting on May 5, 2016 to obtain feedback on the draft ideas. Invitations were mailed to every property owner within the North Ponce area, and outreach was conducted through newspaper advertisements, e-News, and the City's calendar of events. Approximately 40 people attended the meeting and provided feedback through question and answer sessions, one-on-one conversations with Staff, and written surveys. The materials distributed to attendees at that meeting and the feedback received is provided as Exhibit A.

On May 11, 2016, Staff provided an update to the Planning and Zoning Board on the North Ponce Strategies. Some of the input provided from the Planning and Zoning Board included:

- Maintaining the existing character of the neighborhood should be a top priority.
- Support for the transition in height between Mixed-Use buildings on Ponce and smaller apartment buildings on residential streets.
- Support for the idea of liner on the parking garages – study if this will cause the garages to be too tall, and if the liner space will be leasable.
- Provide a residential permit parking program for neighborhood streets.
- Keep the older apartment buildings so that the neighborhood can stay affordable.
- Keep the purely residential character; don't allow commercial uses to encroach on neighborhood streets.





The verbatim transcript from the Planning and Zoning Board meeting is provided as Exhibit B.

**Implementing the North Ponce Strategies**

In response to the community input received, a proposed timeline for implementation of the North Ponce Planning and Zoning strategies is provided as Exhibit C.

As a first step towards implementing the Strategies, a proposed Zoning Code text amendment to North Ponce's Bed and Breakfast ordinance is provided as Exhibit D. A copy of the powerpoint presentation of North Ponce Planning and Zoning Strategies is provided as Exhibit E.

**APPROVED BY:**

Assistant Department Director	City Attorney	Assistant City Manager	City Manager
			FOR 

**EXHIBIT(S):**

- North Ponce May 5<sup>th</sup>, 2016 Community Planning Meeting Materials and Feedback
- May 11, 2016 Planning and Zoning Board Meeting Minutes
- North Ponce Planning and Zoning Strategies – Implementation Timeline
- Proposed Zoning Code Text Amendment – Bed and Breakfast Standards
- North Ponce Planning and Zoning Strategies Powerpoint Presentation 06.14.16