



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables

Application: **North Ponce Neighborhood Conservation District**  
Zoning Code Text Amendment  
Zoning Map Amendment

Public Hearing: Planning and Zoning Board

**Date & Time: July 13, 2016; 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of two related applications:

### 1. North Ponce Neighborhood Conservation District Zoning Code Text Amendment

The North Ponce Neighborhood Conservation District is one element of the North Ponce Planning effort that has taken place for the past year.

The North Ponce Neighborhood Conservation District has been presented to the Planning and Zoning Board, the City Commission, and the community at past meetings as a discussion item to obtain feedback. The proposed Zoning Code Text Amendment implements some ideas that have received support from the community in order to preserve and enhance the character of the multi-family “garden apartment” areas of the North Ponce neighborhood.

The Neighborhood Conservation District includes historic preservation incentives, conservation of traditional garden apartment buildings, more compatible standards for the new construction of small apartment buildings, and more harmonious landscape standards for the front yards of all properties. The Neighborhood Conservation District does not take away existing property rights for large assembled properties that are zoned Multi-Family 2, and it does not affect Commercial-zoned properties.

*An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, “Zoning Districts,” adding Section 4-207, “North Ponce Neighborhood Conservation Overlay District” to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate infill and redevelopment that preserves and enhances the character of the neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.*

## **2. North Ponce Neighborhood Conservation District Zoning Map Amendment**

The North Ponce Neighborhood Conservation District is proposed as an Overlay District in the Zoning Map, for certain Multi-Family 2 (MF2) properties in the Douglas Section, Section K, and Section L. This Zoning Map Amendment is a companion to the Zoning Code Text Amendments above.

*An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", to create the "North Ponce Neighborhood Conservation Overlay District" for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal Description on file with the City)*

## 2. PURPOSE OF THE NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT

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 that include:

### 1. Two Zoning Overlays

- a. North Ponce Neighborhood Conservation District Overlay
- b. North Ponce Corridor Mixed-Use District Overlay

### 2. Planning / Preservation Studies

- a. North Ponce Apartment Buildings Local Thematic Historic District
- b. Obispo-Madeira Bicycle-Pedestrian Route Study

### 3. Capital Improvement Projects

- a. Landscaping and Open Space
- b. Bicycle and Pedestrian Mobility
- c. Public Parking

### 4. Community Amenities

- a. Civic Places
- b. Ageless Community Programs
- c. Coral Gables Preparatory Academy: Centerpiece of a Neighborhood
- d. Incentive Housing for Teachers

During the months of April, May and June 2016, four public meetings were held in order to discuss these Action Steps and receive public feedback. Some of the feedback received through this process 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.

As a first step towards implementing the Strategies, the City is creating the North Ponce Neighborhood Conservation Overlay District for certain MF2 zoned properties within the study area, and making certain amendments to the Bed And Breakfast zoning regulations which apply to the North Ponce Area. The Bed and Breakfast amendments are provided as a separate agenda item for the July 2016 Planning and Zoning Board meeting, and separate Staff Report.

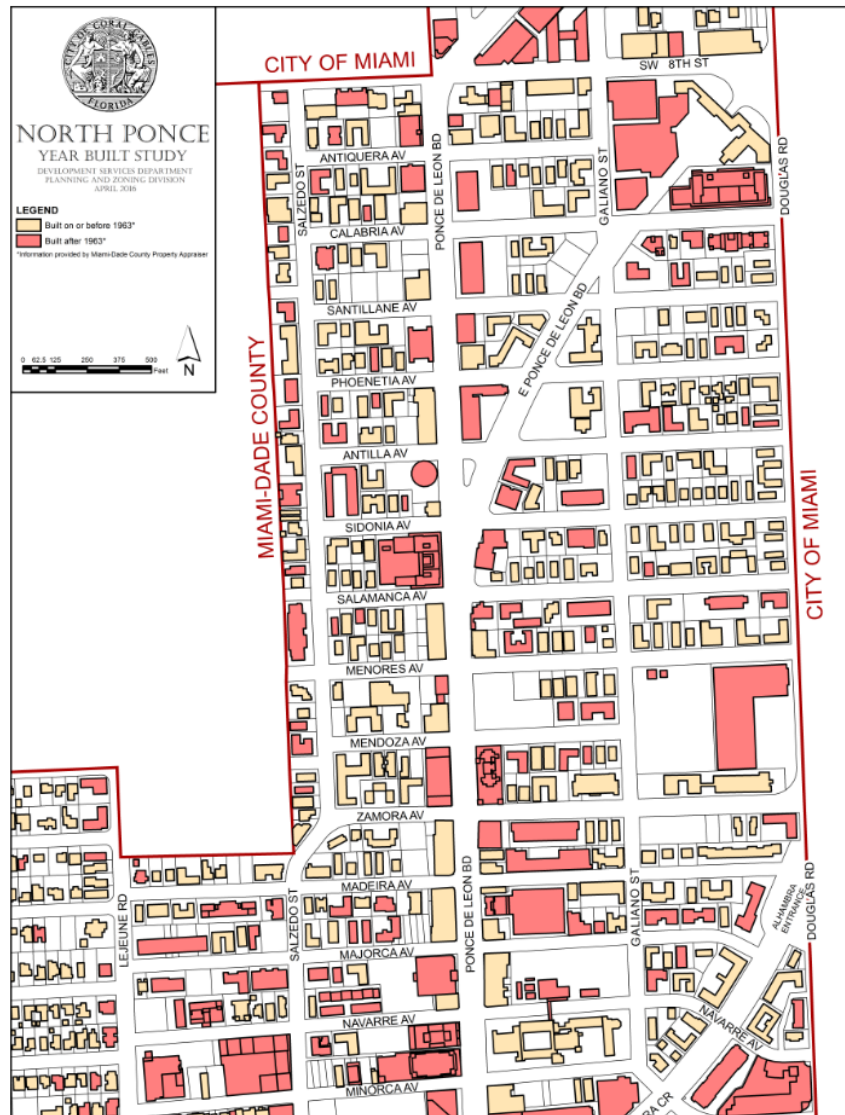
The next implementation step for the North Ponce Neighborhood will be the creation of the North Ponce Mixed-Use Overlay District. Additional future implementation steps include the creation of a North Ponce Apartment Buildings Thematic Historic District, park and public parking acquisition and improvements, and other various streetscape improvements and community facilities partnerships.

### 3. EXISTING CONDITIONS

#### Minimum Parking Requirements and Structured Parking Garages

In 1964, minimum parking requirements were introduced into the Coral Gables Zoning Code. As a result, all private development was required to store vehicles on-site in structured parking garages, a task which is not compatible with the traditional garden apartment typology in the North Ponce neighborhood. Development practice and Zoning Code regulations have evolved to favor large assemblages of land in order to fit the necessary structured parking garages on site.

The map on this page shows the contrast between the small buildings on small parcels (yellow color) that were built in North Ponce prior to minimum parking requirements, and the large footprint buildings on large parcels (red color) that have been built North Ponce after the introduction of minimum parking requirements.



### Proposed North Ponce Neighborhood Conservation District Boundary: Building Footprints Map

The proposed Neighborhood Conservation District boundary is based on professional staff analysis of existing conditions which include historic buildings, redeveloped parcels, and vacant land.

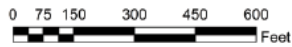


## NORTH PONCE BUILDING FOOTPRINTS

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
JUNE 2015

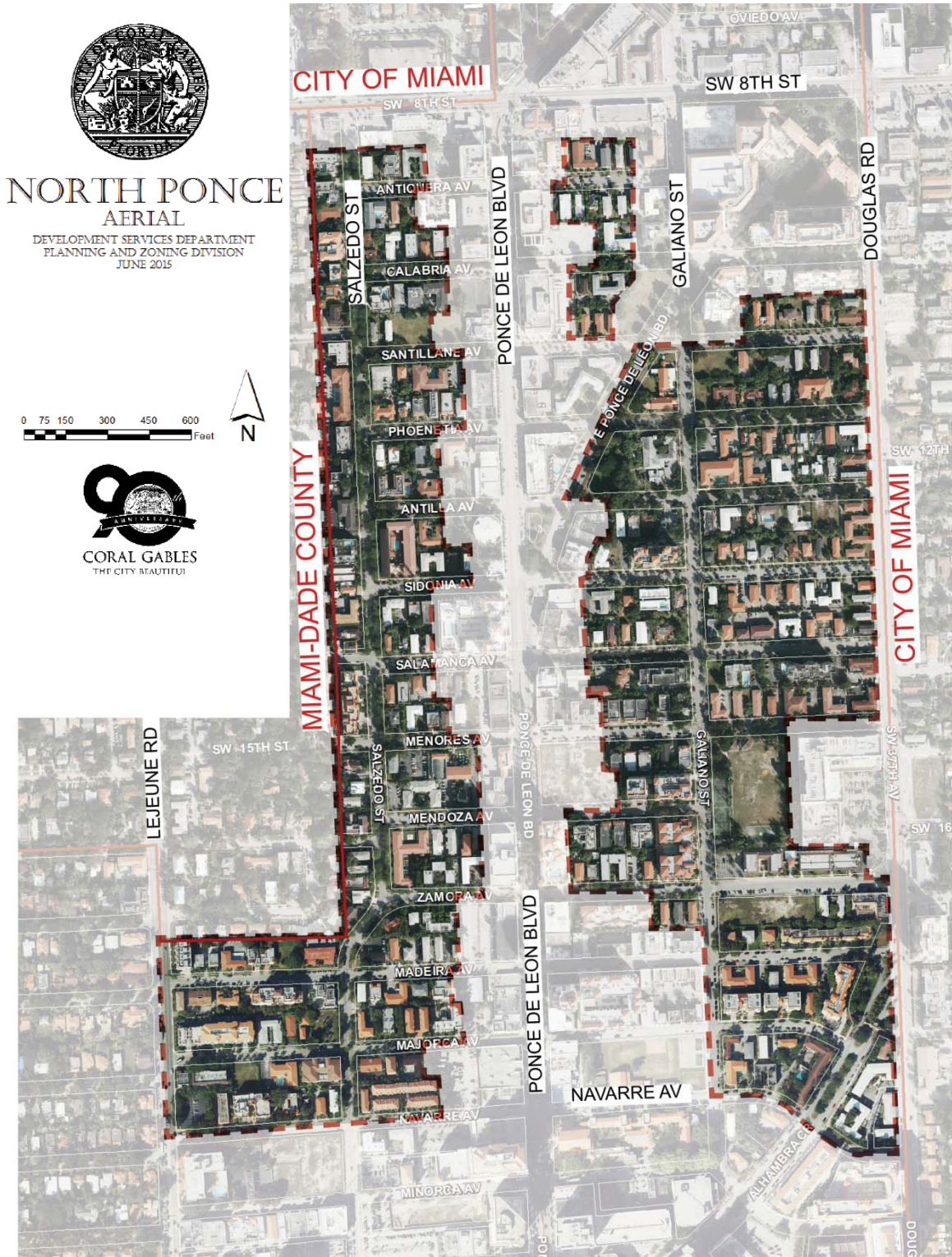
#### Legend

- Building Footprints
- Historic Building Footprints
- Potentially Historic Building Footprints
- Open Space, Parks & Recreation, Landscaped Areas and Roundabouts
- Sidewalks
- Edge of Pavement



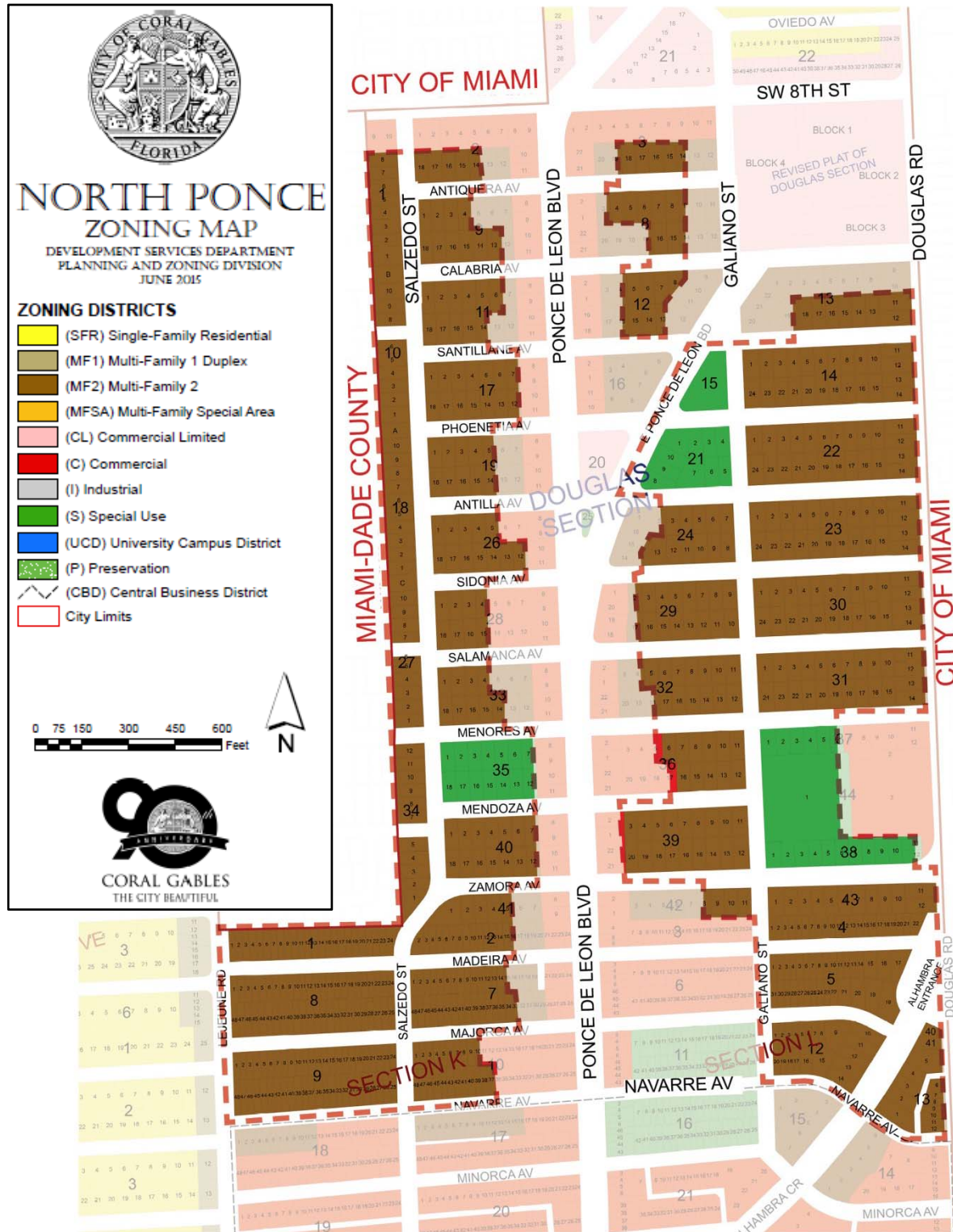


**Proposed North Ponce Neighborhood Conservation District Boundary: Aerial Map**



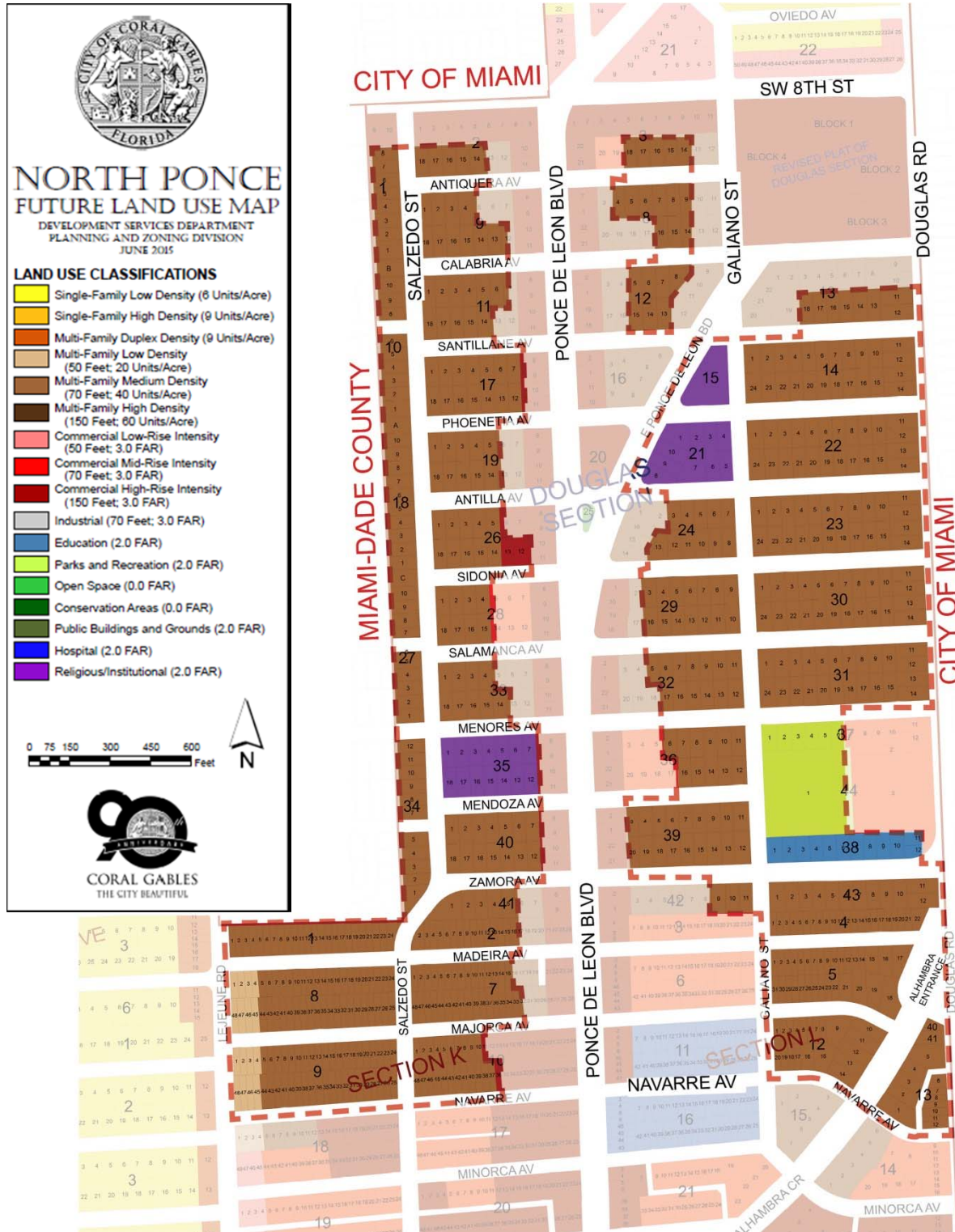


**4. PROPOSED NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT BOUNDARY:  
PROPOSED ZONING MAP AMENDMENT (UNDERLYING ZONING DISTRICT DOES NOT CHANGE)**





**PROPOSED NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT BOUNDARY:  
SHOWN ON FUTURE LAND USE MAP (NOTE THAT FUTURE LAND USE MAP DOES NOT CHANGE)**



## 5. PROPOSED ZONING CODE TEXT AMENDMENTS

The proposed North Ponce Neighborhood Conservation District Zoning Code Text Amendment is provided below, in ~~strikethrough~~ / underline format.

### Article 4 - Zoning Districts

#### Division 2.

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#### Section 4-207. North Ponce Neighborhood Conservation Overlay District

A. Purpose. The purpose of this District is to:

1. Preserve and enhance the garden apartment character of the North Ponce neighborhood's Multi-Family 2 – zoned properties.
2. Encourage Workforce Housing compatible with established neighborhood and historic building fabric.

B. Applicability. The North Ponce Neighborhood Conservation Overlay District applies to properties that meet all of the following standards:

1. Multi-Family 2 (MF2) or Special (S) Zoning District.
2. Located in the area bounded by Navarre Avenue to the south, Douglas Road to the east, LeJeune Road to the west, and SW 8<sup>th</sup> Street to the north.
3. Identified as "North Ponce Neighborhood Conservation Overlay District" on the official Zoning Map.

B. Uses. All uses provided for in the underlying MF2 Zoning District shall be permitted in the North Ponce Neighborhood Conservation Overlay District. Additional uses shall be permitted for locally-designated historic buildings as provided in Section 4-207.C., and buildings constructed prior to 1964 as provided in Section 4-207.D.

C. Historic Preservation Benefits Program.

1. Purpose. The purpose of the Historic Preservation Benefits Program is to provide incentives for property owners to reinvest in historic buildings in order to preserve and enhance the character of the neighborhood, provide opportunities for small business development, and maintain affordable housing options. The Historic Preservation Benefits Program incentivizes the preservation and rehabilitation of existing garden apartment buildings.
2. Applicability. The Historic Preservation Benefits Program is available for locally-designated historic properties that are zoned MF2.
3. Additional Permitted Uses.
  - i. Bed and Breakfast Establishments.
  - ii. Home Office.
  - iii. Live-work
4. Additional Conditional Uses.
  - i. Museum.
  - ii. School.
5. Parking Incentive Program for Properties Designated Historic.
  - i. The Historic Preservation Board shall have the authority to grant a Variance to reduce or waive parking requirements for historically-designated MF2 properties, in accordance with Section 3-1113 of the Zoning Code.

- ii. Historically-designated properties shall be eligible to use remote parking within 1000' of the subject property, if the location of the parking area is zoned Commercial, subject to approval by the Development Review Official.
  - iii. Historically-designated properties shall be eligible to lease evening parking spaces in City-owned parking lots.
6. Economic Incentive Program.
- i. Transfer of Development Rights. In accordance with Section 3-1004 of the Zoning Code, historically-designated properties shall be eligible to sell unused development rights in order to fund the on-going maintenance and preservation of the property.
  - ii. Tax Exemptions.
    - 1. Ad Valorem Tax Exemption for Rehabilitation. In accordance with Section 3-1118.A. of the Zoning Code, historically-designated properties shall be eligible for tax exemptions of 100% of the assessed value of appropriate improvements.
    - 2. Ad Valorem Tax Exemption for Commercial and Non-Profit Properties. In accordance with Section 3-1118.B. of the Zoning Code, historically-designated commercial or non-profit properties (such as a rental apartment building, bed and breakfast, museum, or school) shall be eligible for a tax exemption of 50% of the assessed value of the property.
7. Signage.
- i. Free-standing signs shall be permitted for schools, bed and breakfast establishments, live-work, and museums, in accordance with the following standards:
    - 1. Maximum sign area shall be 3 square feet.
    - 2. Maximum height, measured from the sidewalk elevation to the top of the sign, shall be 3 feet.
    - 3. A Certificate of Appropriateness shall be required for all signs in accordance with Section 3-1106 of the Zoning Code.
    - 4. All signs are subject to Board of Architects approval.

D. Garden Apartment Conservation Program.

- 1. Purpose. The purpose of the Garden Apartment Conservation Program is to protect and provide incentives for property owners to reinvest in pre-1964 garden apartment buildings that are not currently locally designated as a historic property, but contribute to the overall character and urban fabric of the North Ponce neighborhood. The Program offers methods of preserving and appropriately expanding these properties to enhance the unique character of the neighborhood and maintain affordable housing options. The Garden Apartment Conservation Program is offered as an economic incentive for the preservation and rehabilitation of existing garden apartment buildings and assemblage of large building sites in order to construct larger and taller multi-family structures.
- 2. Applicability. The Garden Apartment Conservation Program applies to all properties that were constructed prior to 1964 and that are zoned MF2.
- 3. Additional Permitted Uses.
  - i. Home Office.
- 4. Staff Review. All permits for additions, exterior alterations, site work, and demolition of buildings constructed prior to 1964 shall be approved by the Historic Preservation Officer or designee. Applications shall be reviewed for appropriateness to the original style and character of the subject property, as well as neighborhood compatibility, with emphasis on those facades and those portions of the site that are visible from the street, including:

- i. Exterior Architectural Features: Roofs, Windows, Doors, Porches, Stucco, Decorative Features
  - ii. Open Space: Courtyards, Exterior Stairs, Breezeways, Porches, Patios
  - iii. Site Work – Landscape, Hardscape, Driveways, Walkways, Parking areas, Fences, and Walls
5. Conservation Incentive Program – Rear and Side Additions; Variances.
- i. Rear and side additions and new construction of auxiliary buildings at the rear and side of the property shall be permitted subject to approval by the Historic Preservation Officer or designee.
    1. Density, floor area ratio, open space percentages, and setback requirements for approved additions and new construction of auxiliary buildings may be modified from the underlying MF2 Zoning, as a Variance subject to the provisions of Section 3-806. Variances for building height shall not be permitted.
    2. Variances granted for density and floor area ratio shall comply with applicable Comprehensive Plan requirements.
    3. Additional required parking for approved additions and new construction of auxiliary buildings shall be provided on site.
    4. In lieu of providing all required parking on site, a parking management plan may be provided, subject to approval by the Development Review Official.

E. New Construction – Multi-Family 2 District.

1. Large-scale new construction. Performance Standards for parcels of 20,000 square feet or greater shall be in accordance with Section 4-103.D.
2. Small-scale new construction. Performance Standards for parcels of less than 20,000 square feet shall be modified from the underlying MF2 Zoning District as follows. Performance Standards not specifically addressed below shall be in accordance with Section 4-103.D.
  - i. Setback requirements.
    1. Front Setback. Ten (10) feet.
    2. Side Street Setback. Ten (10) feet.
  - ii. Ground Area Coverage.
    1. There shall be no maximum ground area coverage.
  - iii. Building Height.
    1. Maximum building height shall be three (3) Stories and forty-five (45) feet.
  - iv. Parking Location.
    1. Off-street parking shall be set back a minimum of forty (40) feet from the street and shall be screened with habitable liner space or landscaping.

F. Landscape Standards.

1. Purpose. The purpose of the Landscape Standards is to preserve and enhance the existing landscaped “garden district” character of North Ponce, by requiring open lawns in the front yard, requiring the planting of trees in the front yard for new construction projects to provide a more comfortable pedestrian experience in the neighborhood, preserving existing specimen trees, and locating



driveways, parking areas, and paved areas to the side and rear of the property.

2. Applicability. The Landscape Standards shall be mandatory for all properties in the North Ponce Neighborhood Conservation Overlay District.
3. Front Yards and Courtyards. The Front Yard shall be defined as that area located between the front façade of the building and the front property line.
  - i. No fences, walls, or hedges are permitted in the Front Yard, unless a contributing feature of a historically-designated property.
  - ii. Front Yards shall be landscaped with the exception of driveway areas and walkways.
  - iii. Open-air, landscaped courtyards that front the street are encouraged.
  - iv. A minimum of one (1) shade tree shall be planted in the Front Yard for every fifty (50) feet of street frontage.
4. Tree Protection.
  - i. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
  - ii. The total Diameter at Breast Height (DBH) of all trees to be removed shall be replaced on site whenever possible, or planted within 500' of the subject property if it is not possible to replant on site.
5. Driveway / Parking Placement.
  - i. A maximum of twenty (20) percent of the front yard may be used for driveway placement. For instance, for a fifty (50) foot street frontage, a maximum of one (1) ten (10) foot wide driveway may be provided.
  - ii. All parking areas shall be screened from view from the street to the greatest extent possible.
  - iii. For corner lots, driveways shall be located off of the Side Street.

## 6. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to the Zoning Code or amendments to the Zoning Map unless the amendment:

- 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.

Staff finds that all five of these criteria are **satisfied**.

## 7. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment **is consistent** with the Comprehensive Plan overall, particularly with the following Goals, Objectives and Policies:

- Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.
- 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.
- Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.
- Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.
- Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.
- Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.
- Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.

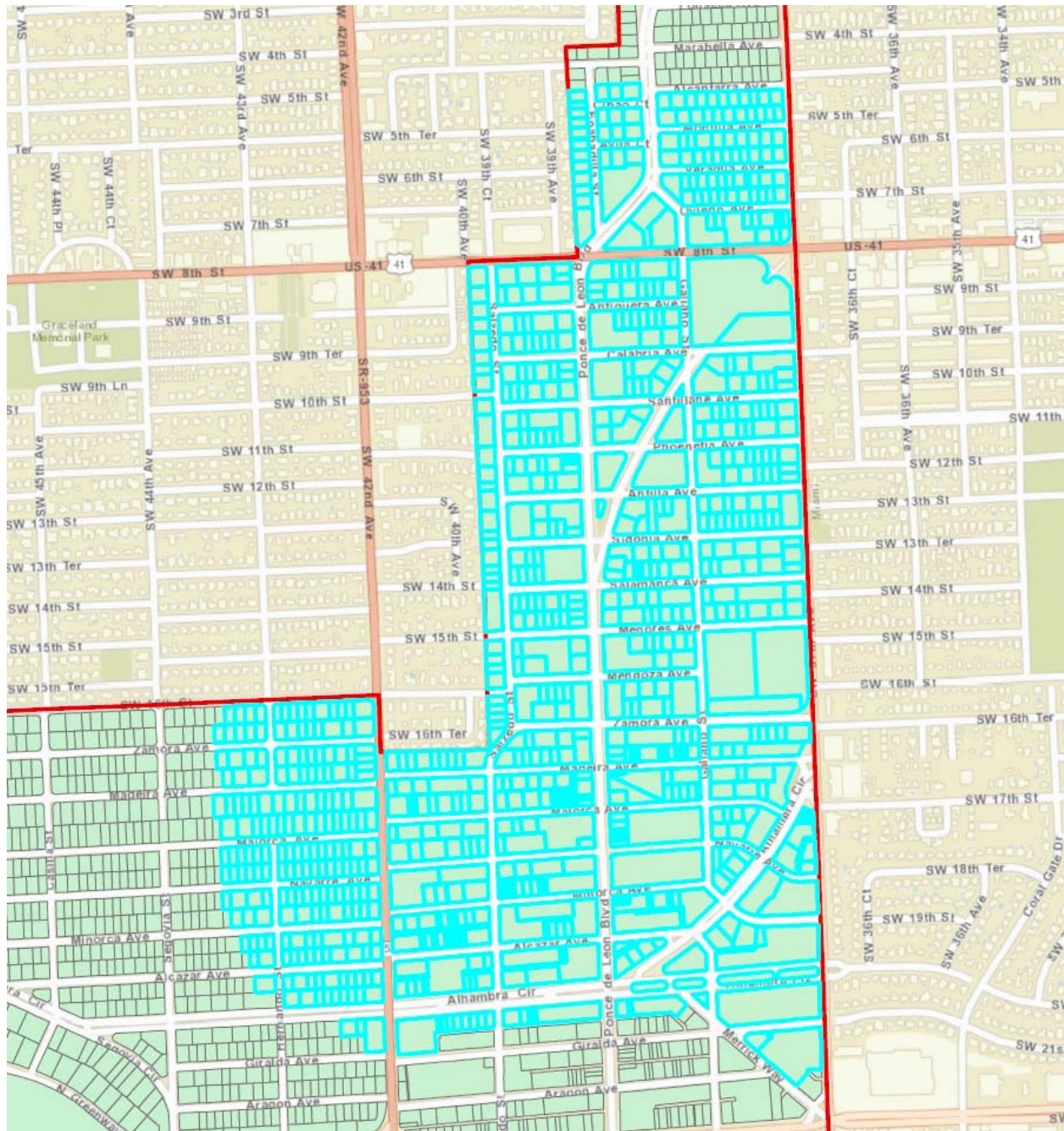
**8. PUBLIC NOTIFICATION**

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

Type	Date
<b><i>Current Request: North Ponce Neighborhood Conservation Overlay District</i></b>	
Legal Advertisement	07.01.16
Courtesy Notice Letters to Property Owners within area and within 1,000 feet	07.01.16
Posted agenda on City web page / City Hall	07.01.16
Posted Staff Report on City web page	07.08.16
Planning and Zoning Board Meeting	07.13.16
<b><i>North Ponce Community Visioning and Planning Meetings</i></b>	
	10.28.14
	01.13.15
City Commission Discussions	08.25.15
	04.12.16
	06.14.16
Community Visioning Workshop	06.12.15
	06.13.15
City Commission Workshop	10.27.15
Community Planning Meeting	05.05.16
Planning and Zoning Board Discussion	05.11.16



The property owners that were mailed courtesy notice of this application are indicated in blue in the map provided below. Approximately 3,000 letters were mailed to property owners.



## 9. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **Approval** of the Zoning Code Text Amendment and the companion Zoning Map Amendment.

## 10. ATTACHMENTS

- A. 07.01.16 North Ponce Neighborhood Conservation Overlay District Zoning Code Text Amendment  
Legal notice published.
- B. 07.01.16 Courtesy notice mailed to all property owners within North Ponce area and within 1,000'.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and 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

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

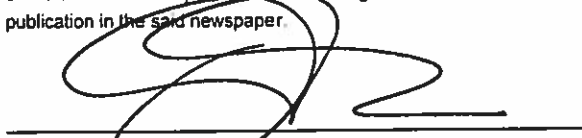
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review /k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /  
PLANNING AND ZONING BOARD - JULY 13, 2016

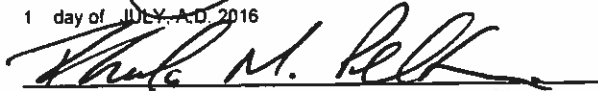
in the XXXX Court,  
was published in said newspaper in the issues of

07/01/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me this  
1 day of JULY, A.D. 2016



(SEAL)

MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING**

CITY PUBLIC HEARING

DATES/TIMES

LOCATION

LOCAL PLANNING AGENCY / PLANNING  
AND ZONING BOARD  
WEDNESDAY, JULY 13, 2016,  
8:00 - 9:00 P.M.  
CITY COMMISSION CHAMBERS, CITY  
HALL, 405 BILTMORE WAY, CORAL  
GABLES, FLORIDA, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA) Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 and 2 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-206, "Giralda Plaza Overlay" to modify and supplement the existing Commercial District standards and criteria to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (This item was continued from the June 8, 2016 Planning and Zoning Board meeting)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-2, Commercial Land Uses", pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial Low-Rise Intensity" Land Use Classification to permit residential use in the Giralda Plaza Overlay District when expressly permitted by the Zoning Code; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)

Items 9 through 7 are related.



3. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Gallano Street), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review)

4. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Gallano Street), Coral Gables, Florida; and providing for severability, repealer and an effective date.

5. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "33 Alhambra" on the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Gallano Street), Coral Gables, Florida; including required conditions; providing for an effective date.

6. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to separate into two (2) single-family building sites the property zoned Single-Family Residential (SFR) District and legally described as Lots 8-10 and the east 15 Feet of Lot 7, Block 25, Coral Gables Section "B" (728 Navarre Avenue), Coral Gables, Florida; one (1) building site consisting of Lot 8 and the west half of Lot 9 and one (1) building site consisting of Lot 10 and the east half of Lot 9 with the remaining east 15 feet of Lot 7 to be included as a part of the property to the west legally described as the east 25-feet of Lot 8 and Lot 7 less east 15 feet, Block 25, Coral Gables Section "B" (734 Navarre Avenue); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

7. 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 11, "Historic Preservation: Designations and Certificates of Appropriateness;" Article 5, "Development Standards," Division 24, "Walls and fences;" and, Article 8, "Definitions" amending criteria for designating historic landmarks and districts, clarifying wood fence requirements, and adding a definition for historic integrity; providing for repealer provision, severability clause, codification, and providing for an effective date.

Items 8 through 10 are related.

8. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, Zoning Districts and Section 4-207, North Ponce Neighborhood Conservation Overlay District" to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate infill and redevelopment that preserves and enhances the character of the neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

9. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 5, "Development Standards," amending Section 5-2601, "Bed and breakfast establishments" to modify the existing Bed and breakfast establishments standards and criteria to allow for viable Bed and Breakfast establishments while protecting the character of the surrounding neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

10. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", to create the "North Ponce Neighborhood Conservation Overlay District" for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal Description on file with the City)

#### Discussion Item - Planning and Zoning Board

11. Landscape Provisions for the Best Practices Manual.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.460.5211.

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Dona Spain, ADA Coordinator, at 305.460.5095, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

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# City of Coral Gables Courtesy Public Hearing Notice For Property Owners

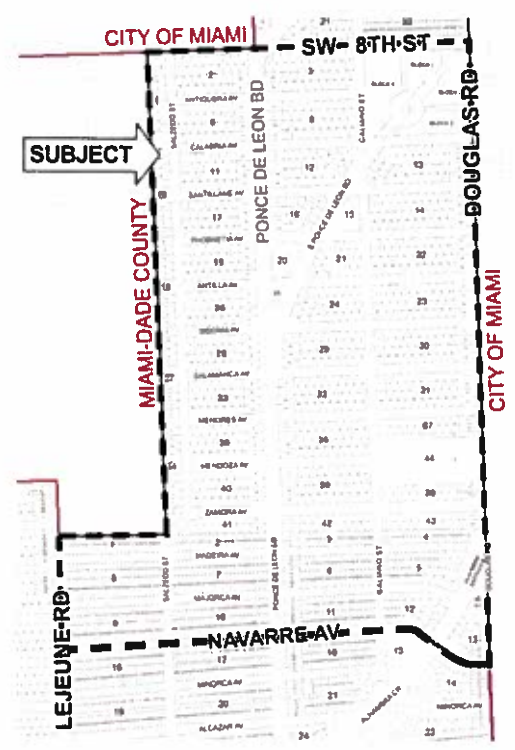
July 1, 2016

**Applicant:** City of Coral Gables

**Application:** North Ponce Neighborhood Conservation Overlay District  
Zoning Code Text Amendments  
Zoning Map Amendment

**Property:** Portions of the Douglas Section, Section K and Section L (Legal description on file with the City)

**Public Hearing Date/Time/Location:** Planning and Zoning Board July 13, 2016, 6:00 – 9:00 p.m.  
City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida, 33134



**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on July 13, 2016 on the following related applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

## 1. North Ponce Neighborhood Conservation District Zoning Code Text Amendment

The North Ponce Neighborhood Conservation District has been presented to the Planning and Zoning Board, the City Commission, and the community at past meetings as a discussion item to obtain feedback. The proposed Zoning Code Text Amendment implements those ideas that have received support from the community in order to preserve and enhance the character of the multi-family “garden apartment” areas of the North Ponce neighborhood. The Neighborhood Conservation District includes historic preservation incentives, conservation of traditional garden apartment buildings, more compatible standards for the new construction of small apartment buildings, and more harmonious landscape standards for the front yards of all properties. The Neighborhood Conservation District does not take away existing property rights for large assembled properties that are zoned Multi-Family 2, and it does not affect Commercial-zoned properties.

*An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, “Zoning Districts,” adding Section 4-*

*207, "North Ponce Neighborhood Conservation Overlay District" to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate infill and redevelopment that preserves and enhances the character of the neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.*

## **2. "Bed and Breakfast Establishments" Zoning Code Text Amendment**

The "Bed and Breakfast Establishments" section of the Zoning Code is proposed to be amended as a companion item for the implementation of the North Ponce Neighborhood Conservation District. Currently, Bed and Breakfasts are permitted in the North Ponce area of Coral Gables, however since 1993 there have not been any Bed and Breakfasts operated in the City. This Zoning Code Text Amendment includes key updates to the Bed and Breakfast regulations, including historic designation, parking management, and code enforcement provisions, in order to allow for viable Bed and Breakfast establishments to exist in the North Ponce area, while enhancing the character of the neighborhood.

*An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 5, "Development Standards," amending Section 5-2601, "Bed and breakfast establishments" to modify the existing Bed and breakfast establishments standards and criteria to allow for viable Bed and Breakfast establishments while protecting the character of the surrounding neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.*

## **3. North Ponce Neighborhood Conservation District Zoning Map Amendment**

The North Ponce Neighborhood Conservation District is proposed as an Overlay District in the Zoning Map, for certain Multi-Family 2 (MF2) properties in the Douglas Section, Section K, and Section L. This Zoning Map Amendment is a companion to the Zoning Code Text Amendments above. A copy of the map is available on file with the City.

*An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", to create the "North Ponce Neighborhood Conservation Overlay District" for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal Description on file with the City)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application 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. Questions and written comments regarding the application can be directed to the Planning Division at [planning@coralgables.com](mailto:planning@coralgables.com), FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*