



**City of Coral Gables  
CITY COMMISSION MEETING  
January 9, 2018**

**ITEM TITLE:**

**Ordinances on Second Reading. Comprehensive Plan Text and Map Amendments.**

The proposed Comprehensive Plan Text and Map Amendments for the North Ponce neighborhood have been reviewed by the City Commission and locally adopted on May 30, 2017. The proposed amendments have no changes or updates since the 2<sup>nd</sup> Reading in May 2017.

As required by Florida statutes, the Department of Economic Opportunity (DEO) completed its review of the proposed Comprehensive Plan Text and Map Amendments. No comments were provided by DEO staff or other reviewing agencies.

At the request of the DEO, the three (3) amendments to the Comprehensive Plan are being presented to the City Commission as second public hearing items to comply with technical requirements of the comprehensive planning process.

**North Ponce de Leon Boulevard Mixed Use Overlay District (Items 1 through 5).**

1. 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 (S.163.3187, Florida Statutes), providing for the "North Ponce de Leon Boulevard Mixed-Use Overlay District;" providing for severability, repealer and an effective date. (Legal description on file with the City)
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-1.1.3, "Table FLU-4. Mixed-Use Land Use," 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 "MXOD, Mixed-Use Overlay Districts" Land Use Classification to provide that a Mixed-Use Overlay District may be permitted as an overlay in the Multi-Family Medium Density Land Use; providing for severability, repealer and an effective date.

**North Ponce Residential Infill Regulations (Items 6 through 7).**

3. 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-1. Residential 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 "Multi-Family Medium Density" Land Use Classification to provide for an increase in maximum density, intensity and height, to be permitted for development pursuant to Residential Infill Regulations; providing for severability, repealer and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.
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**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 12.14.16 meeting made the following recommendations regarding the North Ponce de Leon Boulevard Mixed Use Overlay District:

1. Approval of the Mixed Use District Comprehensive Plan Map Amendment (5-0).
2. Approval of the Mixed Use District Comprehensive Plan Text Amendment (5-0).

The Planning and Zoning Board at their 03.15.17 meeting made the following recommendations regarding the North Ponce Residential Infill Regulations:

1. Approval of the Comprehensive Plan Text Amendment (6-1).

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
01.24.17	Ordinance - Mixed Use District	Approved Comprehensive Plan map amendment (vote: 5-0) on first reading.
01.24.17	Ordinance - Mixed Use District	Approved Comprehensive Plan text amendment (vote: 5-0) on first reading.
02.14.17	Ordinance - Residential Infill Regulations	Approved Comprehensive Plan text amendment (vote: 5-0) on first reading.
05.14.17	Ordinance - Residential Infill Regulations	Approved Zoning Code text amendment (vote: 5-0) on first reading.
05.30.17	Ordinances - Mixed Use District and Residential Infill Regulations	Approved Zoning Code text amendment (vote: 3-2) on second reading.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

Date	Board/Committee	Comments (if any)
12.14.16	Planning and Zoning Board	<b>Mixed Use Overlay District:</b> Comp Plan Map: Approval 5 – 0 Comp Plan Text: Approval 5 – 0
03.15.17	Planning and Zoning Board	<b>Residential Infill Regulations:</b> Comp Plan Text: Approval 6 – 1

**PUBLIC NOTIFICATIONS:**

Date	Form of Notification
12.02.16 & 03.03.17	Planning & Zoning Board legal advertisement.
07.01.16 & 10.28.16	Courtesy Notice Letters to Property Owners within area and within 1,000 feet.
12.05.16 & 03.03.17	Planning & Zoning Board agenda posted at City Hall and on City web page.
12.09.16 & 03.10.17	Planning & Zoning Board staff report, legal ad & all attachments posted on web page.
01.20.17 & 02.10.17	City Commission meeting agenda posted on City web page (1 <sup>st</sup> Reading).
05.18.17	City Commission meeting agenda posted on City web page (2 <sup>nd</sup> Reading).
05.19.17	City Commission legal advertisement of Ordinance headings (2 <sup>nd</sup> Reading).
12.29.17	City Commission legal advertisement of Ordinance headings (2 <sup>nd</sup> Reading).

**EXHIBITS:**

- A. Draft Ordinance – Comprehensive Plan Map Amendment – Mixed Use District.
- B. Draft Ordinance – Comprehensive Plan Text Amendment – Mixed Use District.
- C. Draft Ordinance – Comprehensive Plan Text Amendment – Residential Infill Regulations.