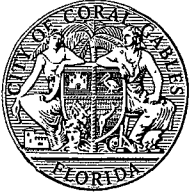


# Agenda Items E-7 and E-8 are related.



**City of Coral Gables  
CITY COMMISSION MEETING  
October 25, 2016**

## **ITEM TITLE:**

### **Ordinances on First Reading. Zoning Code Text Amendment and Zoning Map Amendment.**

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 4-207, "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. 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)

## **DEPARTMENT HEAD RECOMMENDATION:**

**Approval.**

## **PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 07.13.16 meeting made the following recommendations:

1. Approval of the Zoning Code Text Amendment (7-0)
2. Approval of the Zoning Map Amendment (7-0)

## **BRIEF HISTORY:**

### **Project Summary**

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.

**Review Process - North Ponce Community Visioning and Planning Meetings**

1. 10.28.14 City Commission Discussion
2. 01.13.15 City Commission Discussion
3. 06.12.15 – 06.13.15 North Ponce Community Visioning Workshop
4. 08.25.15 City Commission North Ponce Planning Report Discussion
5. 10.27.15 City Commission North Ponce Planning Report Workshop
6. 04.12.16 City Commission Discussion
7. 05.05.16 North Ponce Community Planning Meeting
8. 05.11.16 Planning and Zoning Board Discussion
9. 06.14.16 City Commission Plan Implementation Discussion

**Review Process – North Ponce Neighborhood Conservation Overlay District**

1. 07.13.16 Planning and Zoning Board
2. 10.25.16 City Commission 1<sup>st</sup> Reading
3. TBD – City Commission 2<sup>nd</sup> Reading

**LEGISLATIVE ACTION:**

| Date: | Resolution/Ordinance No. | Comments |
|-------|--------------------------|----------|
| N/A   |                          |          |




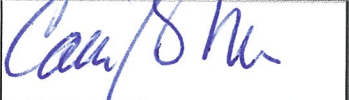
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

| Date     | Board/Committee                         | Comments (if any)   |
|----------|---|---|
| 07.13.16 | Planning and Zoning Board               | Text Amendment: Approval 7 – 0<br>Map Amendment: Approval 7 – 0 |
| 10.25.16 | City Commission 1 <sup>st</sup> Reading | TBD   |
| TBD      | City Commission 2 <sup>nd</sup> Reading | TBD   |

**PUBLIC NOTIFICATIONS:**

| Date     | Form of Notification   |
|----------|--|
| 07.01.16 | 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                                   |
| 07.08.16 | Posted Staff Report on City web page   |
| 07.13.16 | Planning and Zoning Board Meeting  |
| 10.14.16 | Legal Advertisement  |

**APPROVED BY:**

| Interim Department Director  | City Attorney   | Assistant City Manager   | City Manager  |
|--|---|--|---|
|  RT |  |  |  |

**EXHIBITS:**

- A. Draft Ordinance – Zoning Code Text Amendment.
- B. Draft Ordinance – Zoning Map Amendment.
- C. 07.13.16 Planning and Zoning Board Staff Report with Attachments.
  - a. 07.01.16 Legal Notice.
  - b. 07.01.16 Courtesy notice mailed to all property owners within North Ponce area and within a 1,000' radius.
- D. 07.13.16 Planning and Zoning Board Meeting Minutes.
- E. 10.25.16 City Commission PowerPoint presentation.