

**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**January 24, 2017**

**ITEM TITLE:**

**Ordinances on First Reading. Comprehensive Plan Text and Map Amendments, and Zoning Code Text and Map Amendments.**

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.
3. 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 de Leon Boulevard Mixed Use District" for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; providing for severability, repealer and an effective date. (Legal description on file with the City)
4. 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," Section 4-201, "Mixed Use District (MXD)" to allow an MXD Overlay District to be assigned in a Multi-Family 2 Zoning District under certain conditions, and to include provisions for the "North Ponce de Leon Boulevard Mixed Use District" to modify and supplement the existing Commercial and Multi-Family 2 standards and criteria to allow appropriate redevelopment that promotes walkability, enhances Ponce de Leon Boulevard, and provides a transition to the North Ponce Neighborhood Conservation District; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
5. 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, "Development Review," Division 10, "Transfer of Development Rights" to modify criteria for sending sites north of Navarre Avenue, and to allow for Commercial zoned properties with the "North Ponce de Leon Boulevard Mixed Use District" overlay to be receiving sites subject to certain criteria; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

**Approval.**

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 12.14.16 meeting made the following recommendations:

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)
3. Approval of the Mixed Use District Zoning Map Amendment (5-0)
4. Approval of the Mixed Use District Zoning Code Text Amendment (5-0)
5. Approval of the Transfer of Development Rights Zoning Code Text Amendment (5-0)

**BRIEF HISTORY:**

**Project Summary**

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

The North Ponce Mixed Use 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 Comprehensive Plan and Zoning Code Amendments implement some ideas that have received support from the community in order to enhance the quality of development on Ponce de Leon Boulevard, while protecting the existing low-scale multi-family residential neighborhoods from commercial encroachment.

The Mixed Use District includes provisions to shape and control the mass and bulk of large scale buildings on Ponce de Leon Boulevard, including the following elements:

1. Control the Map – Limiting commercial encroachment into the neighborhood through proactive mapping.
2. Improve Vitality and Beauty on Ponce – Require real buildings fronting Ponce de Leon Boulevard, with doors, windows, balconies, and people inside. Control the location of parking so that it is not visible from Ponce de Leon Boulevard.
3. Transition Appropriately – Create a transition from Ponce de Leon Boulevard to low-scale residential streets through calibrated height, setbacks and stepbacks.
4. Provide Inviting Pedestrian Connections – Buffer low-rise residential buildings from the bulk and height of mixed-use parking garages through residential liner buildings and open-air, landscaped paseos.
5. Support Historic Preservation - Encourage historic preservation through an expanded Transfer of Development Rights program, including commercial properties on Ponce de Leon Boulevard as eligible sending and receiving sites.

**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 de Leon Boulevard Mixed Use District**

1. 08.10.16 Planning and Zoning Board Discussion – Mixed Use District
2. 10.19.16 Planning and Zoning Board Discussion – Mixed Use District
3. 11.09.16 Planning and Zoning Board Review – Mixed Use District
4. 12.14.16 Planning and Zoning Board Review and Approval – Mixed Use District
5. 01.24.17 City Commission 1<sup>st</sup> Reading
6. TBD – City Commission 2<sup>nd</sup> Reading

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
N/A		

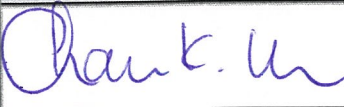


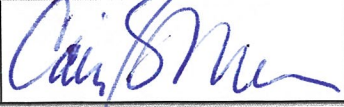
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

Date	Board/Committee	Comments (if any)
12.14.16	Planning and Zoning Board	Comp Plan Map: Approval 5 – 0 Comp Plan Text: Approval 5 – 0 Zoning Map: Approval 5 – 0 Zoning Code Text - MXD: Approval 5 – 0 Zoning Code Text - TDR: Approval 5 – 0

**PUBLIC NOTIFICATIONS:**

Date	Form of Notification
10.28.16 & 12.02.16	Planning and Zoning Board legal advertisement.
10.28.16	Courtesy Notice Letters to Property Owners within area and within 1,000 feet.
10.28.16 12.05.16	Planning and Zoning Board agenda posted at City Hall and on City web page.
11.04.16 12.09.16	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.20.17	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

Interim Department Director	City Attorney	Assistant City Manager	City Manager
			

**EXHIBITS:**

- A. Draft Ordinance – Comprehensive Plan Map Amendment.
- B. Draft Ordinance – Comprehensive Plan Text Amendment.
- C. Draft Ordinance – Zoning Map Amendment.
- D. Draft Ordinance – Zoning Code Text Amendment – Mixed Use District.
- E. Draft Ordinance – Zoning Code Text Amendment – Transfer of Development Rights.
- F. 12.14.16 Planning and Zoning Board Staff Report with attachments.
  - a. Legal Notice 10.28.16.
  - b. Courtesy Notice 10.28.16.
  - c. E-news Announcement 11.02.16.
  - d. Miami Herald Neighbors Ad 11.06.16.
  - e. Legal Notice 12.02.16.
  - f. North Ponce Community Vision Report 09.24.15.
  - g. Residential Infill District (RID) Analysis *(not included; PZB took no action on this item)*.
  - h. North Ponce MXD / RID PowerPoint 12.14.16 *(not included; see CC PowerPoint)*.
- G. Excerpts of 12.14.16 Planning and Zoning Board Meeting Minutes.
- H. 01.24.17 City Commission PowerPoint presentation.