


LET'S TELL  
*our Story.*

*North Ponce  
Commission  
Meeting*

2<sup>ND</sup> READING

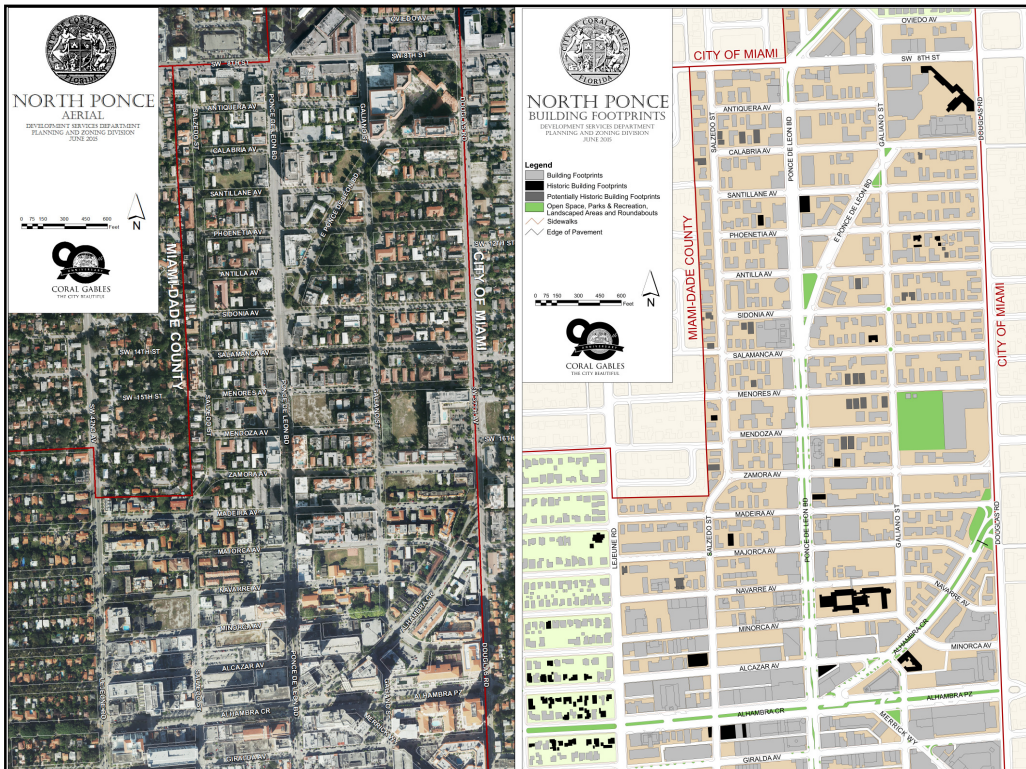
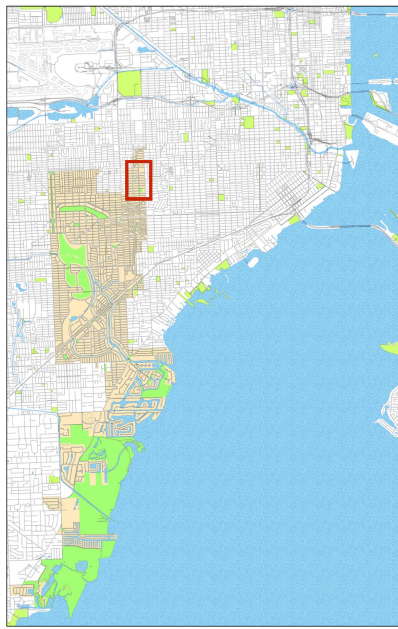
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MAY 30, 2017





# NORTH PONCE CONTEXT







# PUBLIC MEETINGS

1. October 28, 2014: City Commission Discussion
2. January 13, 2015: City Commission Discussion
3. June 12 – 13, 2015:  
**Community Visioning Workshop**
4. August 25, 2015: City Commission Discussion
5. October 27, 2015: City Commission Workshop
6. April 12, 2016: City Commission Discussion
7. May 5, 2016:  
**Community Planning Meeting**
8. May 11, 2016: Planning and Zoning Board Discussion

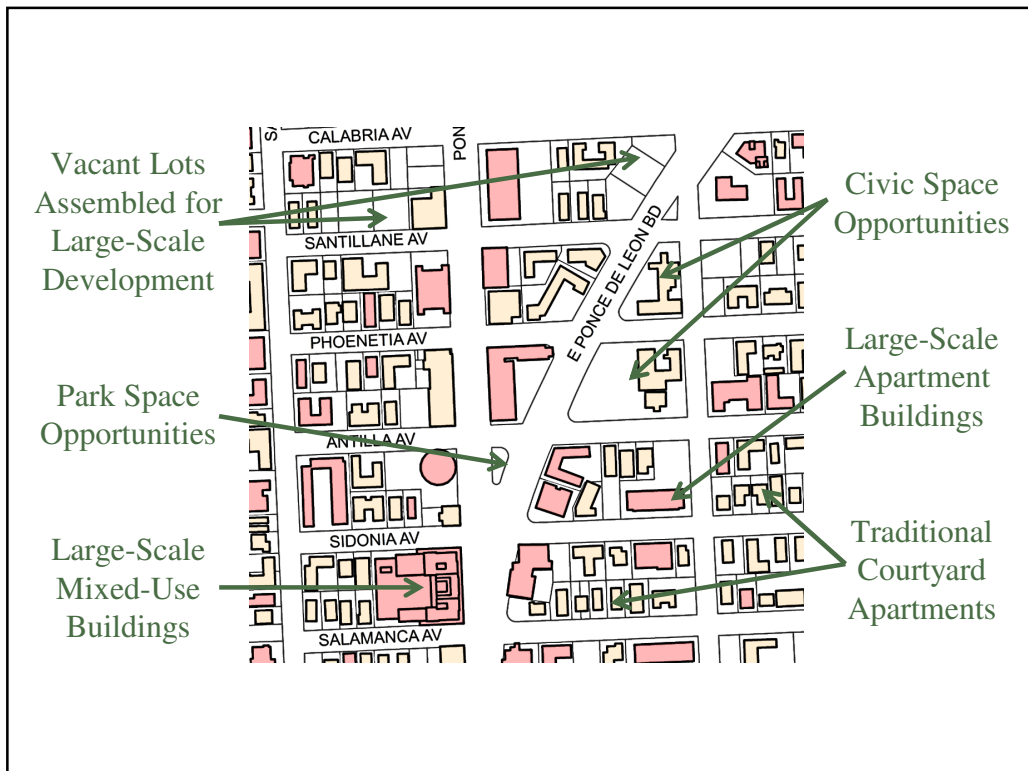
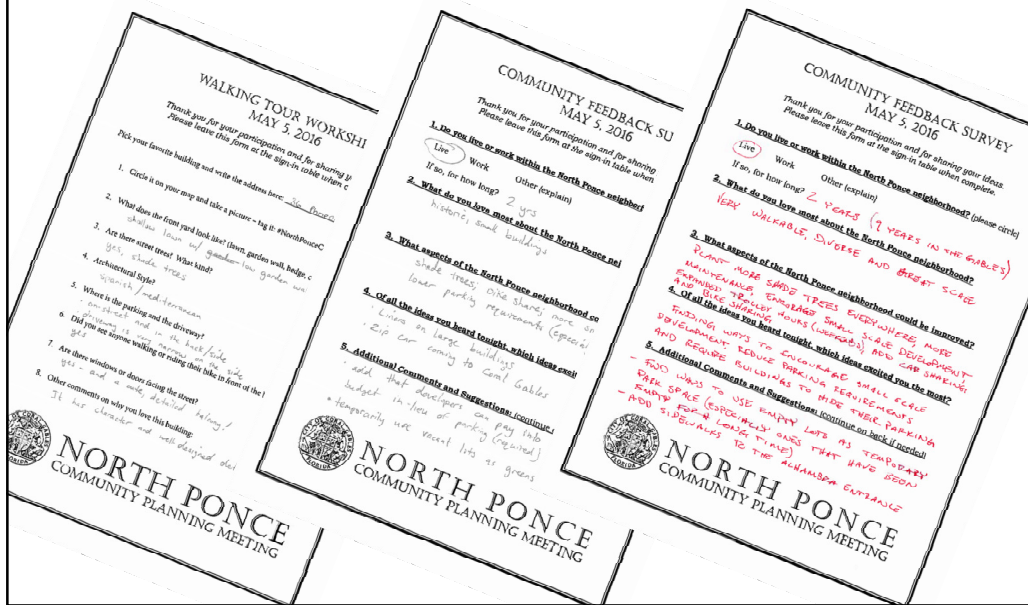


# COMMUNITY PLANNING MEETING





# COMMUNITY PLANNING MEETING





## NORTH PONCE



### **REQUEST #1:**

MIXED USE DISTRICT COMPREHENSIVE PLAN MAP AMENDMENT

### **REQUEST #2:**

MIXED USE DISTRICT COMPREHENSIVE PLAN TEXT AMENDMENT

### **REQUEST #3:**

MIXED USE DISTRICT ZONING CODE MAP AMENDMENT

### **REQUEST #4:**

MIXED USE DISTRICT ZONING CODE TEXT AMENDMENT

### **REQUEST #5:**

TDR ZONING CODE TEXT AMENDMENT



# NORTH PONCE

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## REQUEST #6:

RESIDENTIAL INFILL REGULATIONS  
COMPREHENSIVE PLAN TEXT AMENDMENT

## REQUEST #7:

RESIDENTIAL INFILL REGULATIONS ZONING CODE TEXT AMENDMENT

## REQUEST #8:

CONSERVATION OVERLAY DISTRICT  
ZONING CODE TEXT AMENDMENT

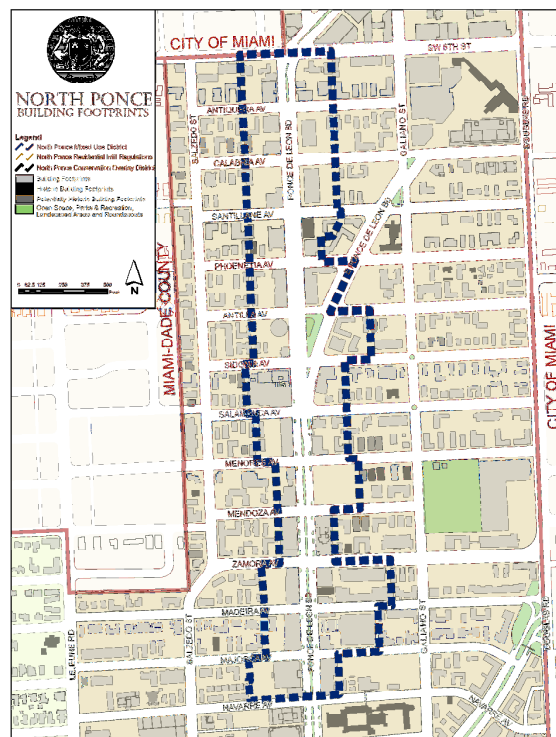
## REQUEST #9:

CONSERVATION OVERLAY DISTRICT  
ZONING CODE MAP AMENDMENT

## MIXED USE DISTRICT BOUNDARY

### Summary:

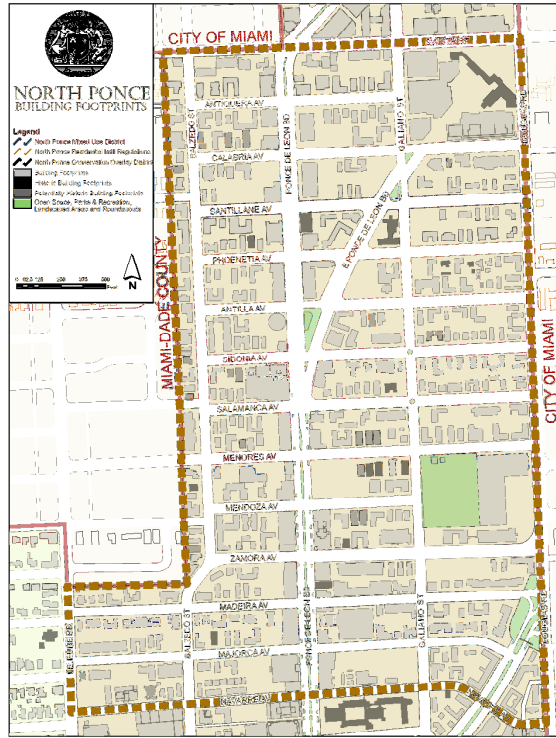
- Requires active building frontages on Ponce
- Liners at garages
- Transition appropriately with design regulations
- Provide inviting pedestrian connections
- Support historic preservation
- Mandatory paseo
- 125 units/acre



# RESIDENTIAL INFILL REGULATIONS BOUNDARY

## Summary:

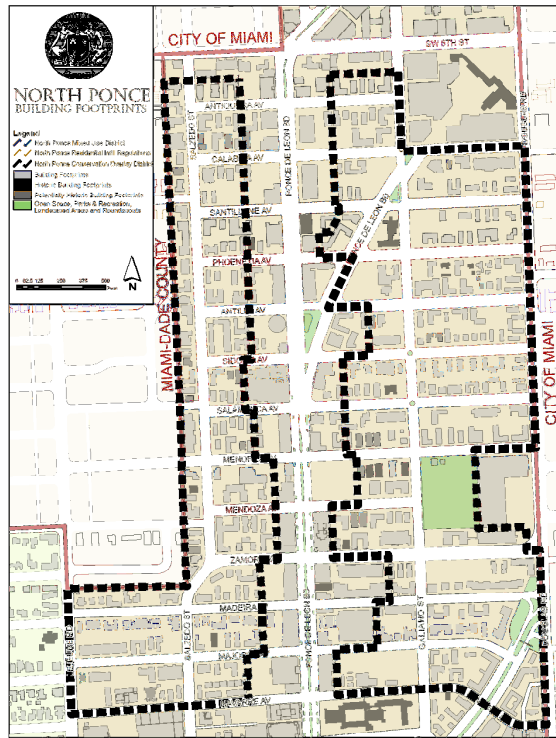
- 100 units/acre
- Up to 2.5 FAR
- Minimum 20,000 sq. ft site area required



# CONSERVATION OVERLAY DISTRICT BOUNDARY

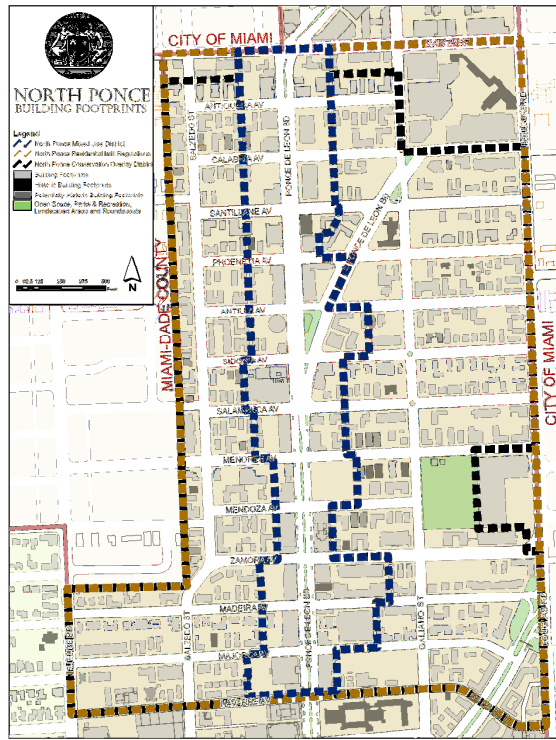
## Summary:

- Smaller than 20,000 sf
- Historic preservation incentives
- Compatible design standards for new small apartment buildings
- Landscape standards for green front yards
- Existing property rights remain
- Parking plan



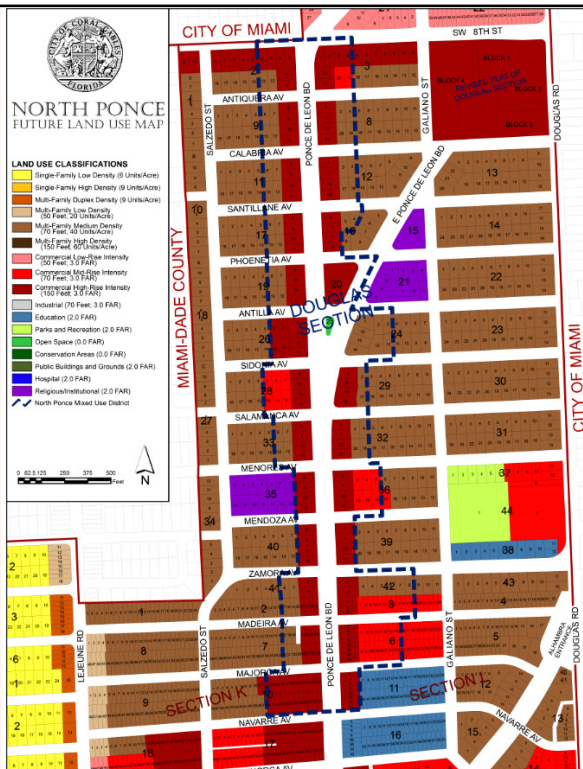


# NORTH PONCE MIXED USE DISTRICT, RESIDENTIAL INFILL REGULATIONS & CONSERVATION OVERLAY DISTRICT BOUNDARIES



# NORTH PONCE MXD

## REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT



# NORTH PONCE MXD

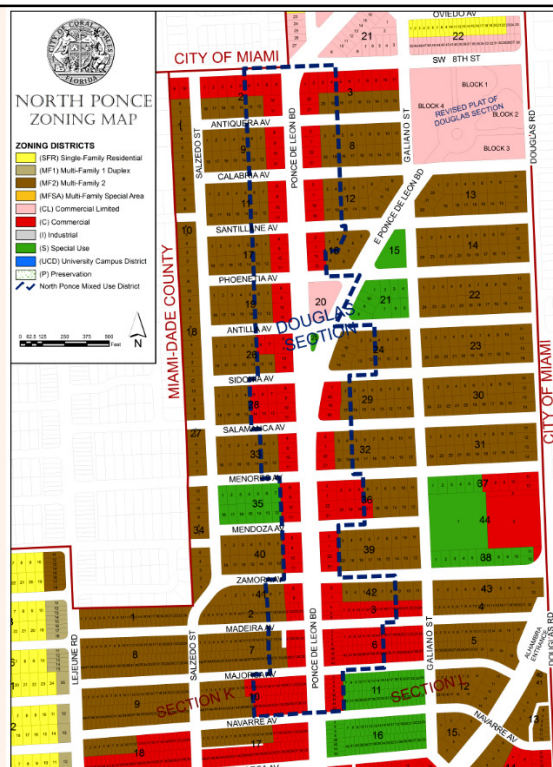


## REQUEST #2: COMPREHENSIVE PLAN TEXT AMENDMENT

“An MXOD may be permitted as an overlay in the Multi-Family Medium Density, Commercial and Industrial land use categories”

## NORTH PONCE MXD

## REQUEST #3: ZONING CODE MAP AMENDMENT





# NORTH PONCE MXD

## REQUEST #4: ZONING CODE TEXT AMENDMENT

Table 1.				
Reference	Individual Building(s)	Overlay District	Type	Requirements
				Requests for change of use shall be reviewed and approved by the Development Review Official for compatibility with surrounding uses and whether there is a negative impact on the public parking system, including on-street parking.
6.	✓	✓	Shared Parking.	Shared parking may be considered for mixed-use developments on a case-by-case basis pursuant to the provisions of Zoning Code Section 5-1410.
7.	✓	✓	On-street parking.	On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.  On-street parking shall not be included as satisfying the required parking requirements.  On-street parking is encouraged on alleys.  Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.
8.	✓	✓	Parking garages.	<b>Individual Buildings and the North and South Industrial MXD:</b> <ul style="list-style-type: none"> <li>▪ Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.</li> <li>▪ Parking facilities shall accommodate pedestrian access to all adjacent street(s) and alleys.</li> </ul> <b>North Ponce de Leon Boulevard MXD:</b> <ul style="list-style-type: none"> <li>▪ Ground floor parking shall be setback from Ponce de Leon Boulevard a minimum of sixty (60) feet.</li> <li>▪ Ground floor parking shall be setback from secondary or side streets a minimum of twenty (20) feet.</li> <li>▪ Ground floor parking shall be setback from Neighborhood Conservation Districts and Residential Infill Districts a minimum of forty (40) feet.</li> <li>▪ Parking on the 2<sup>nd</sup> Floor and above shall be setback from Ponce de Leon Boulevard a minimum of twenty (20) feet.</li> <li>▪ Parking on the 2<sup>nd</sup> Floor and above shall be setback from Neighborhood Conservation Districts and Residential Infill Districts a minimum of forty (40) feet.</li> </ul>

# TRANSFER OF DEVELOPMENT RIGHTS

## REQUEST #5: ZONING CODE TEXT AMENDMENT

Current Maximum FAR –  
Commercial Zoning: 3.5

Proposed Maximum FAR –  
Commercial Zoning: 4.375  
(TDR Receiving Site)

## REQUESTS #1 THRU #5

### COMPREHENSIVE PLAN FINDINGS OF FACT

STANDARD	STAFF EVALUATION
WHETHER IT SPECIFICALLY ADVANCES ANY OBJECTIVE OR POLICY OF THE COMPREHENSIVE LAND USE PLAN.	COMPLIES.
WHETHER IT IS INTERNALLY CONSISTENT WITH COMPREHENSIVE LAND USE PLAN.	COMPLIES.
ITS EFFECT ON THE LEVEL OF SERVICE OF PUBLIC INFRASTRUCTURE.	COMPLIES.
ITS EFFECT ON ENVIRONMENTAL RESOURCES.	COMPLIES.
ITS EFFECT ON THE AVAILABILITY OF HOUSING THAT IS AFFORDABLE TO PEOPLE WHO LIVE OR WORK IN THE CITY OF CORAL GABLES.	COMPLIES.
ANY OTHER EFFECT THAT THE CITY DETERMINES IS RELEVANT TO THE CITY COMMISSION'S DECISION ON THE APPLICATION.	COMPLIES.

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## REQUESTS #1 THRU #5

### ZONING CODE FINDINGS OF FACT

STANDARD	STAFF EVALUATION
PROMOTES THE PUBLIC HEALTH, SAFETY, AND WELFARE.	COMPLIES.
DOES NOT PERMIT USES THE COMPREHENSIVE PLAN PROHIBITS IN THE AREA AFFECTED BY THE DISTRICT BOUNDARY CHANGE OR TEXT AMENDMENT.	COMPLIES.
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.	COMPLIES.
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 THAN THE MINIMUM REQUIREMENTS OF THE COMPREHENSIVE PLAN.	COMPLIES.
DOES NOT DIRECTLY CONFLICT WITH AN OBJECTIVE OR POLICY OF THE COMPREHENSIVE PLAN.	COMPLIES.

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**REQUESTS #1 THRU #5  
STAFF RECOMMENDATION**

Staff's determination is that the proposed text and map amendments are **consistent** with the Comprehensive Plan Goals, Objectives and Policies.

Staff recommends **Approval**.

**REQUESTS #1 THRU #5  
PZB RECOMMENDATION**

The Planning and Zoning Board at their meeting on December 14, 2016 recommended **Approval** (vote: 5-0) of the proposed text and map amendments.



**REQUESTS #1 THRU #5**  
**CITY COMMISSION ACTION**



The City Commission at their meeting on January 24, 2017 **Approved** (vote: 5-0) the proposed text and map amendments on 1<sup>st</sup> Reading.

**RESIDENTIAL INFILL REGULATIONS**



**REQUEST #6:**  
COMPREHENSIVE PLAN TEXT AMENDMENT

**REQUEST #7:**  
ZONING CODE TEXT AMENDMENT

# NORTH PONCE RESIDENTIAL INFILL REGULATIONS (RIR)



## SUMMARY OF REQUESTS:

- NORTH PONCE RIR IS PROPOSED AS AN OVERLAY FOR MF2 ZONED PROPERTIES IN THE DOUGLAS SECTION.
- ALLOWS AN INCREASE IN DENSITY UP TO 100 UNITS/ACRE WITH ARCHITECTURAL INCENTIVES.
- ALLOWS AN INCREASE IN INTENSITY UP TO 2.5 FAR WITH ARCHITECTURAL INCENTIVES.
- APPLICABLE ONLY FOR DEVELOPMENTS WITH AT LEAST 20,000 SF OF SITE AREA.

# NORTH PONCE RIR



## REQUEST #6:

### COMPREHENSIVE PLAN TEXT AMENDMENT

Table FLU-1. Residential Land Uses.

Classification	Description	Density/ Intensity	Height
Multi-Family Medium Density.	Multi-family residential of medium height and density.	<p>Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.</p> <p><u>If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8<sup>th</sup> St &amp; Navarre Ave):</u>                      Maximum 75 units/acre, or 100 units/acre with architectural incentives per the Zoning Code.</p>	<p>Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.</p> <p><u>If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8<sup>th</sup> St &amp; Navarre Ave):</u> Up to 100' maximum with architectural incentives per the Zoning Code.</p>

# NORTH PONCE RIR



## REQUEST #7: ZONING CODE TEXT AMENDMENT

**Article 4 – Zoning Districts**

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**Division 2. Overlay and Special Purpose Districts**

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**Section 4-206. Residential Infill Regulations (RIR).**

**A. Purpose and applicability.**

1. The purpose of the Residential Infill Regulations (RIR) is to promote the goals, objectives, and policies of the City's Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools.
2. The regulations are established in order to maintain the following objectives:
  - a. Provide greater housing opportunities in strategic areas of the City that are in close proximity to transit, employment centers, parks, and schools, and that are not in environmentally vulnerable or sensitive areas.
  - b. Promote and encourage pedestrian activity by requiring pedestrian-oriented building design and site planning.
  - c. Protect and promote a garden-like feeling in Coral Gables' multi-family residential districts through clear and unified landscape standards.
  - d. Encourage harmonious and engaging streetscapes that support the Coral Gables Mediterranean brand, through mandatory Mediterranean Architecture Design Standards.

## REQUESTS #6 AND #7

### COMPREHENSIVE PLAN FINDINGS OF FACT



STANDARD	STAFF EVALUATION
WHETHER IT SPECIFICALLY ADVANCES ANY OBJECTIVE OR POLICY OF THE COMPREHENSIVE LAND USE PLAN.	COMPLIES.
WHETHER IT IS INTERNALLY CONSISTENT WITH COMPREHENSIVE LAND USE PLAN.	COMPLIES.
ITS EFFECT ON THE LEVEL OF SERVICE OF PUBLIC INFRASTRUCTURE.	COMPLIES.
ITS EFFECT ON ENVIRONMENTAL RESOURCES.	COMPLIES.
ITS EFFECT ON THE AVAILABILITY OF HOUSING THAT IS AFFORDABLE TO PEOPLE WHO LIVE OR WORK IN THE CITY OF CORAL GABLES.	COMPLIES.
ANY OTHER EFFECT THAT THE CITY DETERMINES IS RELEVANT TO THE CITY COMMISSION'S DECISION ON THE APPLICATION.	COMPLIES.



**REQUESTS #6 AND #7**  
**ZONING CODE FINDINGS OF FACT**

STANDARD	STAFF EVALUATION
PROMOTES THE PUBLIC HEALTH, SAFETY, AND WELFARE.	COMPLIES.
DOES NOT PERMIT USES THE COMPREHENSIVE PLAN PROHIBITS IN THE AREA AFFECTED BY THE DISTRICT BOUNDARY CHANGE OR TEXT AMENDMENT.	COMPLIES.
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.	COMPLIES.
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 THAN THE MINIMUM REQUIREMENTS OF THE COMPREHENSIVE PLAN.	COMPLIES.
DOES NOT DIRECTLY CONFLICT WITH AN OBJECTIVE OR POLICY OF THE COMPREHENSIVE PLAN.	COMPLIES.

**REQUESTS #6 AND #7**  
**STAFF RECOMMENDATION**

STAFF’S DETERMINATION IS THAT THE  
 PROPOSED RESIDENTIAL INFILL  
 REGULATIONS ARE CONSISTENT WITH  
 THE COMPREHENSIVE PLAN GOALS,  
 OBJECTIVES AND POLICIES.

STAFF RECOMMENDS APPROVAL.

**REQUESTS #6 AND #7**  
**PZB RECOMMENDATION**



THE PLANNING AND ZONING BOARD AT  
THEIR MEETING ON MARCH 15, 2017  
RECOMMENDED:

1. **APPROVAL** OF THE COMPREHENSIVE  
PLAN TEXT AMENDMENT (6-1).
2. **APPROVAL** OF THE ZONING CODE  
TEXT AMENDMENT (4-3).

**REQUESTS #6 AND #7**  
**CITY COMMISSION ACTION**



THE CITY COMMISSION AT THE MEETING  
ON FEBRUARY 14, 2017 TOOK THE  
FOLLOWING ACTIONS:

1. **APPROVED** THE COMPREHENSIVE  
PLAN TEXT AMENDMENT ON 1<sup>ST</sup>  
READING (5-0).
2. **APPROVED** THE ZONING CODE TEXT  
AMENDMENT ON 1<sup>ST</sup> READING (5-0).

CONSERVATION OVERLAY DISTRICT



**REQUEST #8:**

ZONING CODE TEXT AMENDMENT

**REQUEST #9:**

ZONING CODE MAP AMENDMENT

CONSERVATION OVERLAY DISTRICT



**REQUEST #8:**

ZONING CODE TEXT AMENDMENT

**SUMMARY OF REQUESTS:**

- HISTORIC PRESERVATION BENEFITS PROGRAM
- GARDEN APARTMENT CONSERVATION PROGRAM
- SMALL SCALE NEW CONSTRUCTION
- LANDSCAPE STANDARDS



## DESIGNATION BENEFITS

### **Additional Uses:**

- *Bed and Breakfast*
- *Home Office, Live-work*
- *Museum, Pre-school, School*

### **Parking:**

- *Parking waiver*
- *Remote parking program*
- *Discounted public parking rate*

### **Economic Incentives:**

- *TDR Sending Site*
- *Rehabilitation Tax Exemption*
- *Commercial / Non-profit Tax Exemption*

### **Signage:**

- *Free-standing signs permitted*

## CONSERVATION PROGRAM

### **Historic Preservation Staff Review:**

- *Exterior Architectural Features*
- *Open Space*
- *Site Work*

### **Variances for Rear and Side Additions and Auxiliary Buildings:**

- *Variances for Density, FAR, Open Space, Setbacks*
- *Parking Management Plan*



**REQUESTS #8 AND #9**

**STAFF RECOMMENDATION**

STAFF FINDS THAT ALL OF THE REQUIRED CRITERIA FOR ZONING CODE TEXT AMENDMENTS AND ZONING MAP AMENDMENTS ARE SATISFIED.

STAFF FINDS THAT THE PROPOSED ZONING CODE TEXT AMENDMENTS AND ZONING MAP AMENDMENTS ARE CONSISTENT WITH THE COMPREHENSIVE PLAN.

STAFF RECOMMENDS APPROVAL.

**REQUESTS #8 AND #9**

**PZB RECOMMENDATION**

THE PLANNING AND ZONING BOARD AT THEIR MEETING ON JULY 13, 2016 RECOMMENDED:

1. APPROVAL OF THE ZONING CODE TEXT AMENDMENT (7-0).
2. APPROVAL OF THE ZONING CODE MAP AMENDMENT (7-0).



**REQUESTS #8 AND #9**  
**CITY COMMISSION ACTION**

THE CITY COMMISSION AT THE MEETING  
ON OCTOBER 25, 2016 TOOK THE  
FOLLOWING ACTIONS:

1. **APPROVED** THE ZONING CODE TEXT AMENDMENT ON 1<sup>ST</sup> READING (5-0).
2. **APPROVED** THE ZONING CODE MAP AMENDMENT ON 1<sup>ST</sup> READING (5-0).



LET'S TELL  
*our Story.*

*North Ponce  
Commission  
Meeting*

2<sup>ND</sup> READING

MAY 30, 2017

