

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

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.

**WHEREAS**, City Staff has proposed a Comprehensive Plan text amendment allowing for the creation of the North Ponce de Leon Boulevard Residential Infill Regulations for certain Multi-Family 2 (MF2) properties in the Douglas Section;

**WHEREAS**, the proposed Residential Infill Regulations have been developed through neighborhood involvement and feedback, including the North Ponce Community Visioning Workshop in June 2015 and the North Ponce Community Planning Meeting in May 2016;

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on February 1, 2017, at which hearing all interested parties were afforded the opportunity to be heard;

**WHEREAS**, the Board was presented with the text amendment to the Comprehensive Plan on February 1, 2017, and after due consideration, recommended deferral (vote: 4-3) of the text amendment;

**WHEREAS**, a public hearing for First Reading was held before the City Commission on February 14, 2017, at which hearing all interested parties were afforded the opportunity to be heard;

**WHEREAS**, the City Commission was presented with a text amendment to the Comprehensive Plan on February 14, 2017, and after due consideration and discussion, approved the amendment on First Reading (vote: 5-0);

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on March 15, 2017, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the text amendment to the Comprehensive Plan on March 15, 2017, and after due consideration, recommended approval (vote: 6-1) of the text amendment.

**NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:**

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Comprehensive Plan of the City of Coral Gables is hereby amended as follows<sup>1</sup>:

**Future Land Use Element**

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**Policy FLU-1.1.2.** Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-1. Residential Land Uses.			
Classification	Description	Density / Intensity	Height
Single-Family Low Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	Up to 50’ maximum (no limitation on floors), or up to 77’ maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code.  <u>If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8<sup>th</sup> St &amp; Navarre Ave): Maximum 75 units/acre, or 100 units/acre with architectural incentives per the Zoning Code.</u>	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.  <u>If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8<sup>th</sup> St &amp; Navarre Ave): Up to 100’ maximum with architectural incentives per the Zoning Code.</u>
Multi-Family High Density.	Multi-family residential of high height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	Up to 150’ maximum (no limitation on floors), or 190.5’ maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

<sup>1</sup> Deletions are indicated by ~~strike through~~. Insertions are indicated by underline.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the “Comprehensive Plan” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Comprehensive Plan of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2017.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY