



*North Ponce de Leon  
Boulevard  
Mixed-Use District*

---

COMPREHENSIVE PLAN TEXT AND  
MAP AMENDMENTS, AND  
ZONING CODE TEXT AND MAP  
AMENDMENTS

CITY COMMISSION  
JANUARY 24, 2017

## 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
9. June 14, 2016: Commission Implementation Discussion
10. August 10, 2016 Planning and Zoning Board Discussion
11. October 19, 2016 Planning and Zoning Board Discussion
12. December 14, 2016 Planning and Zoning Board Meeting



# NORTH PONCE WEBPAGE

HTTP://CORALGABLES.COM/INDEX.ASPX?PAGE=1165

## NORTH PONCE COMMUNITY PLANNING

Font Size Share & Bookmark Print Feedback

### December 14, 2016 Planning and Zoning Board Meeting

- North Ponce de Leon Boulevard Mixed Use District and East Ponce de Leon Boulevard Residential Infill District

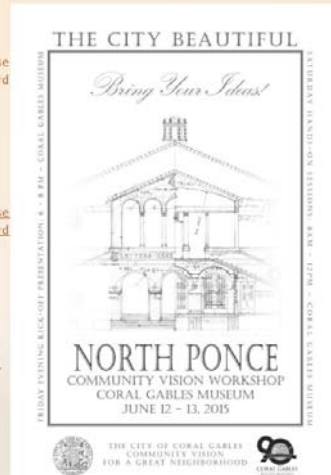
### November 9, 2016 Planning and Zoning Board Meeting

- [North Ponce de Leon Boulevard Mixed Use District and East Ponce de Leon Boulevard Residential Infill District](#)

### October 25, 2016 City Commission Meeting

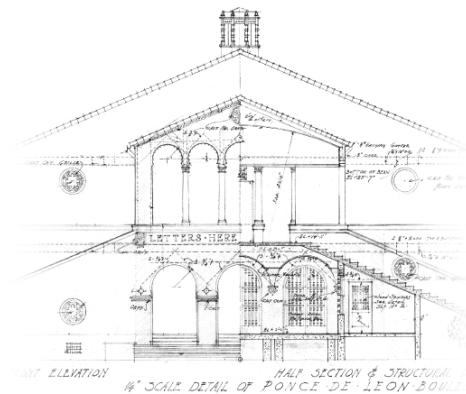
- [North Ponce Neighborhood Conservation District - 1st Reading Cover Memo with Exhibits](#)

### October 19, 2016 Planning and Zoning Board Meeting



AL GABLES.  
IF CITY BEAUTIFUL

## North Ponce Community Visioning Workshop Report



A follow-up report to the Coral Gables City Commission on the findings and recommendations from the June 12 - June 13, 2015 North Ponce Community Vision Workshop

City of Coral Gables Planning and Zoning Division  
September 24, 2015

# NORTH PONCE MXD



## REQUEST #1:

COMPREHENSIVE PLAN MAP AMENDMENT

## REQUEST #2:

COMPREHENSIVE PLAN TEXT AMENDMENT

## REQUEST #3:

ZONING CODE MAP AMENDMENT

## REQUEST #4:

ZONING CODE TEXT AMENDMENT – MIXED USE DISTRICT

## REQUEST #5:

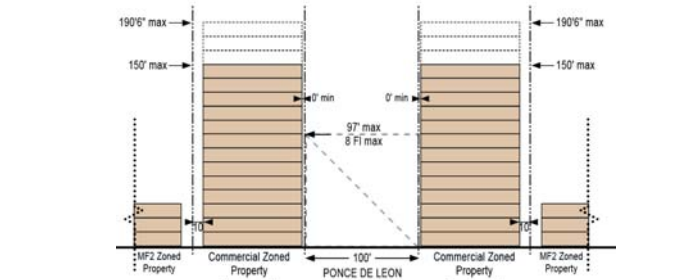
ZONING CODE TEXT AMENDMENT - TDRs

# BUILDING SITE CONSIDERATIONS

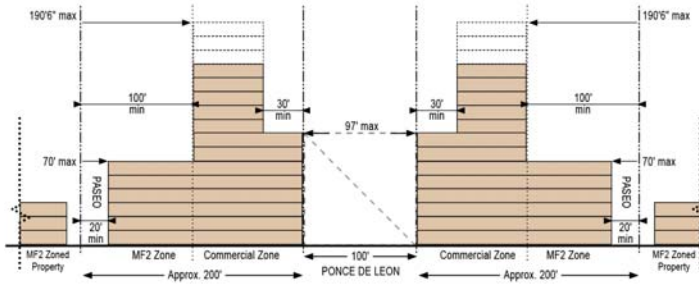


# MANDATORY PROVISIONS: STEPBACKS / PEDESTRIAN PASSAGE

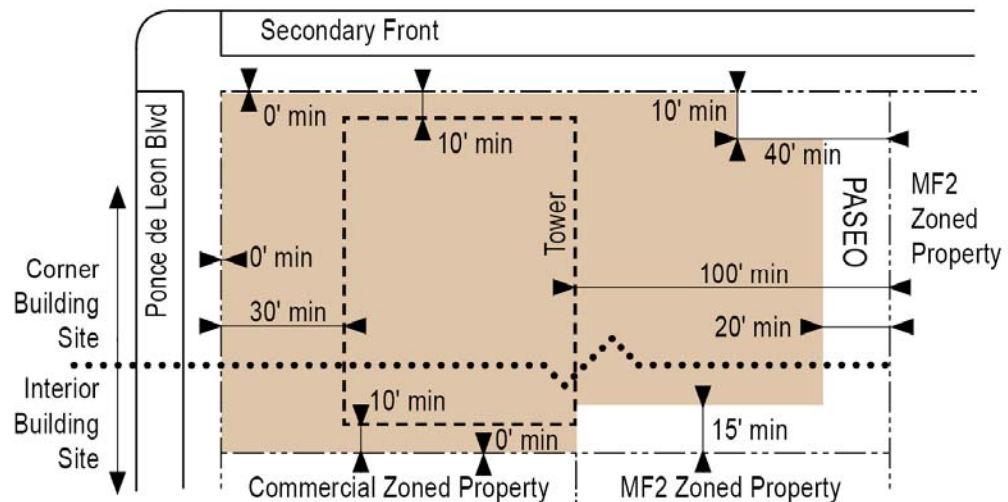
**EXISTING REGULATIONS**



**PROPOSED REGULATIONS**

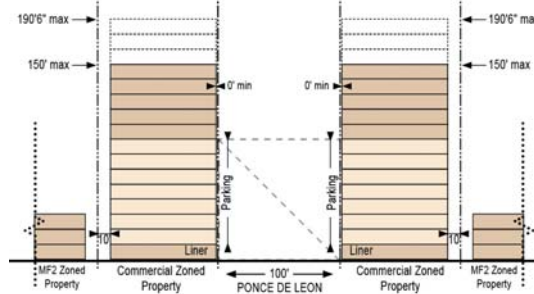


# MANDATORY PROVISIONS: SETBACKS / STEPBACKS

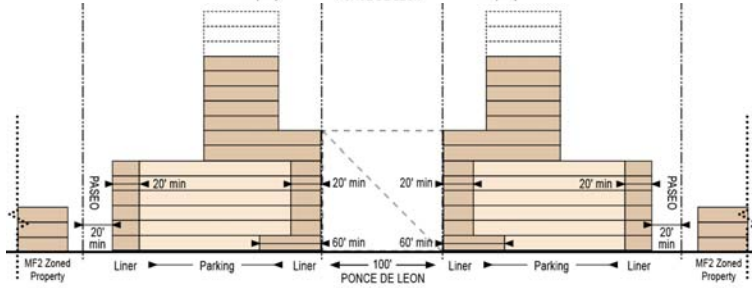


# MANDATORY PROVISIONS: PARKING GARAGE LINER

**EXISTING  
PARKING  
LOCATION**

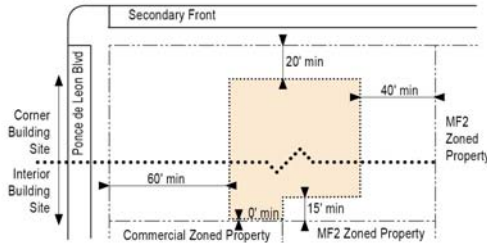


**PROPOSED  
PARKING  
LOCATION**

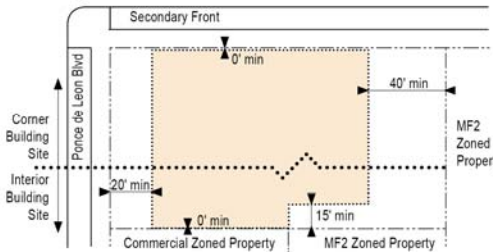


# MANDATORY PROVISIONS: PARKING LOCATION

## Parking Placement - 1st Fl



## Parking Placement - 2nd Fl +

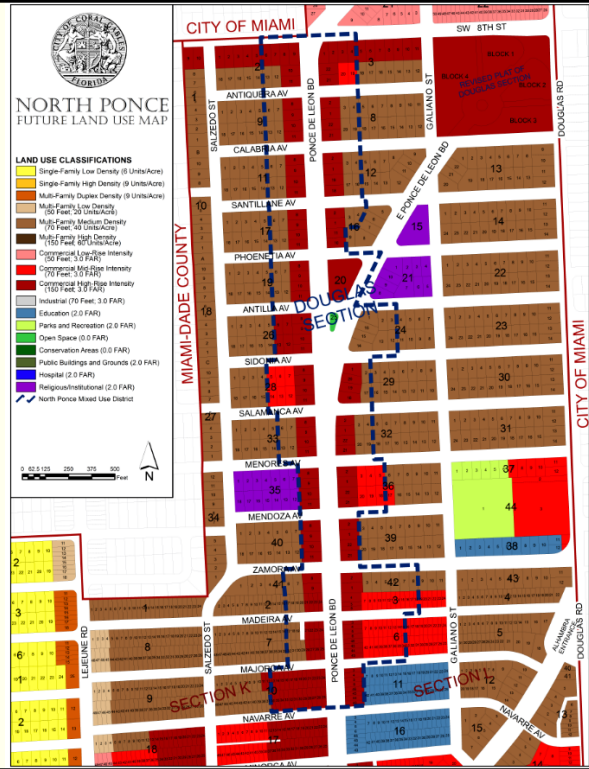


**CORAL GABLES.**  
THE CITY BEAUTIFUL



# NORTH PONCE MXD

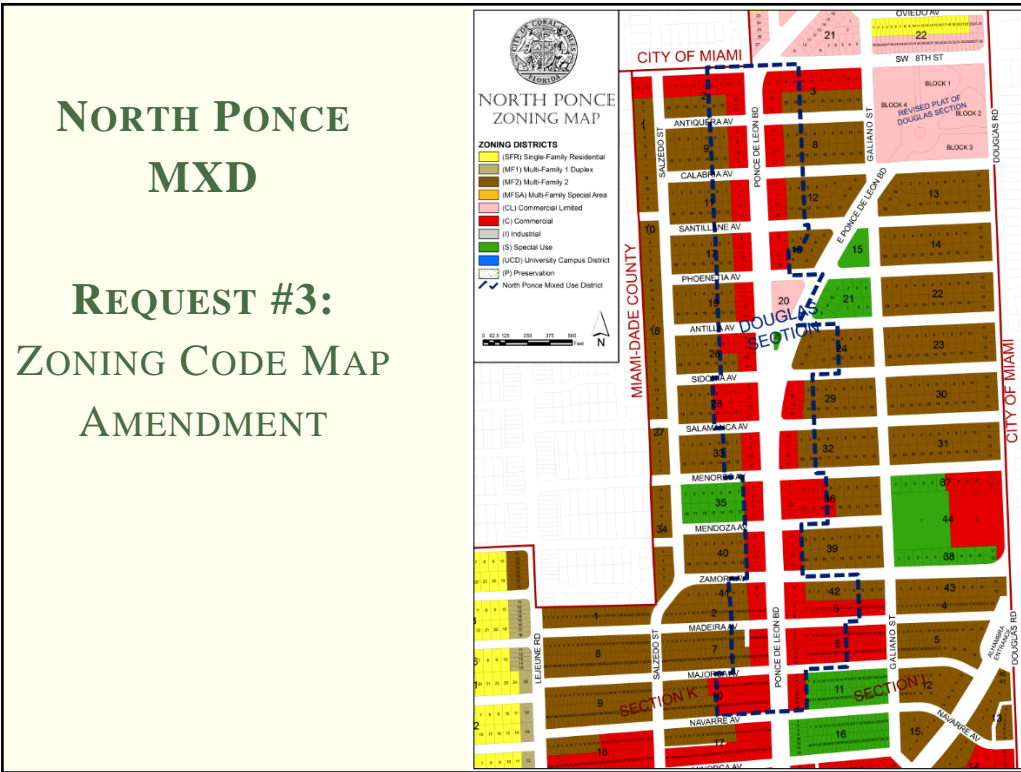
## REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT



# 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 #4: ZONING CODE TEXT AMENDMENT

Table 1.

| Reference | Individual building(s) | Overlay District | Type               | Requirements  |
|-----------|------------------------|------------------|--------------------|---|
| 6.        | ✓                      | ✓                | Shared Parking.    | 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. Shared parking may be considered for mixed-use developments on a case-by-case basis pursuant to the provisions of Zoning Code Section 5-14.10.   |
| 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.   | <p><b>Individual Buildings and the North and South Industrial MXD:</b></p> <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> <p><b>North Ponce de Leon Boulevard MXD:</b></p> <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)

**COMPREHENSIVE PLAN FINDINGS OF FACT**

| STANDARD   | STAFF<br>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.           |



## 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.        |

17

## STAFF RECOMMENDATION

Staff's determination is that this application is consistent with the Comprehensive Plan Goals, Objectives and Policies.

Staff recommends Approval.

**PLANNING AND ZONING BOARD  
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.



*North Ponce de Leon  
Boulevard  
Mixed-Use District*

---

COMPREHENSIVE PLAN TEXT AND  
MAP AMENDMENTS, AND  
ZONING CODE TEXT AND MAP  
AMENDMENTS

CITY COMMISSION  
JANUARY 24, 2017