



**City of Coral Gables  
CITY COMMISSION MEETING  
February 14, 2017**

**ITEM TITLE:**

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

1. 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 that a maximum density of 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code, shall be permitted for development pursuant to Residential Infill Regulations, with additional density permitted in accordance with any workforce / attainable housing density program; providing for severability, repealer and an effective date.
2. 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 4-206, "Residential Infill Regulations" to modify and supplement the existing Multi-Family 2 standards and criteria for certain properties located within the North Ponce area to allow as a conditional use appropriate redevelopment including increased density that promotes walkability, enhances East Ponce de Leon Boulevard, and provides a visual connection between the Douglas Entrance and Ponce de Leon Boulevard; 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 02.01.17 meeting recommended deferral of the Comprehensive Plan Text Amendment (vote: 4-3) and the Zoning Code Text Amendment (vote: 4-3) until such time as the consultant has completed the attainable/workforce housing study.

**BRIEF HISTORY:**

**Project Summary**

The North Ponce Residential Infill Regulations are one element of the North Ponce Planning effort that has taken place for the past year.

North Ponce de Leon Boulevard Residential Infill Regulations are proposed as an overlay for certain Multi-Family 2 (MF2) properties in the Douglas Section. The purpose of the North Ponce de Leon Boulevard Residential Infill Regulations is to encourage appropriate redevelopment that creates a visual connection

between the Douglas Entrance and Ponce de Leon Boulevard. Background material supporting this request has been presented to the Planning and Zoning Board in August 2016, October 2016 and December 2016. The Residential Infill Regulations allows an increase in the potential density, up to 75 units/acre, and intensity, up to 2.5 FAR, for developments with 20,000 square feet of site area over what is currently in place in the underlying MF2 Zoning regulations. Provisions have been included that pair these Residential Infill Regulations with a future incentive program for workforce housing.

The proposed Comprehensive Plan and Zoning Code text amendments are provided in the draft Ordinances in ~~strike through~~/underline format attached as Exhibits A and B, respectively. The 02.01.17 Staff report and recommendation is provided as Exhibit C and excerpts from the 02.01.17 Planning and Zoning Board meeting minutes are provided as Exhibit D. An email including an opinion issued by the City Attorney dated 02.02.17 regarding this matter is provided as Exhibit E.

**Review Process – North Ponce Residential Infill Regulations**

1. 08.10.16 Planning and Zoning Board Discussion
2. 10.19.16 Planning and Zoning Board Discussion
3. 11.09.16 Planning and Zoning Board Review
4. 12.14.16 Planning and Zoning Board Review
5. 02.01.17 Planning and Zoning Board Review
6. 02.14.17 City Commission 1<sup>st</sup> Reading
7. TBD – City Commission 2<sup>nd</sup> Reading

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
N/A		

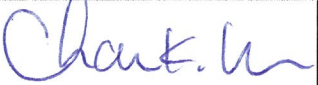
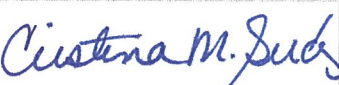

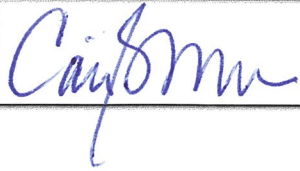
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
02.01.17	Planning and Zoning Board	Comprehensive Plan Text: Deferral 4 – 3 Zoning Code Text: Deferral 4 – 3

**PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
10.28.16, 12.02.16 & 01.20.17	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 & 01.20.17	Planning and Zoning Board agenda posted at City Hall and on City web page.
11.04.16, 12.09.16 & 01.27.17	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
02.10.17	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 Text Amendment.
- B. Draft Ordinance – Zoning Code Text Amendment.
- C. 02.01.17 Planning and Zoning Board Staff Report with attachments.
- D. Excerpts of 02.01.17 Planning and Zoning Board Meeting Minutes.
- E. 02.02.17 City Attorney email RE: North Ponce Infill Regulations.
- F. 02.14.17 City Commission PowerPoint presentation.