



**City of Coral Gables  
CITY COMMISSION MEETING  
May 30, 2017**

**ITEM TITLE:**

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

**North Ponce de Leon Boulevard Mixed Use Overlay District (Items 1 through 5).**

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.

**North Ponce Residential Infill Regulations (Items 6 through 7).**

6. 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.
7. 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, intensity and height; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

**North Ponce Neighborhood Conservation Overlay District (Items 8 through 9).**

8. 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 4-207, “North Ponce Neighborhood Conservation Overlay District” to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate infill and redevelopment that preserves and enhances the character of the neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
9. 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 Neighborhood Conservation Overlay District” for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal Description on file with the City)

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 12.14.16 meeting made the following recommendations regarding the North Ponce de Leon Boulevard Mixed Use Overlay District:

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).

The Planning and Zoning Board at their 03.15.17 meeting made the following recommendations regarding the North Ponce Residential Infill Regulations:

1. Approval of the Comprehensive Plan Text Amendment (6-1).
2. Approval of the Zoning Code Text Amendment (4-3).

The Planning and Zoning Board at their 07.13.16 meeting made the following recommendations regarding the North Ponce Neighborhood Conservation Overlay District:

3. Approval of the Zoning Code Text Amendment (7-0).
4. Approval of the Zoning Map Amendment (7-0).

## **BRIEF HISTORY:**

### **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. 05.30.17 City Commission 2<sup>nd</sup> Reading

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 de Leon Boulevard 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. 03.15.17 Planning and Zoning Board Review
8. 05.30.17 City Commission 2<sup>nd</sup> Reading

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. The Residential Infill Regulations allow an increase in the potential density, up to 100 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.

Background material supporting this request has been presented to the Planning and Zoning Board in August 2016, October 2016, December 2016, and February 2017. The Residential Infill Regulations were deferred by the Planning and Zoning Board at their 02.01.17 meeting and then subsequently approved by the City Commission on 1<sup>st</sup> Reading at their 02.14.17 meeting with significant changes. After being approved on 1<sup>st</sup> Reading the City Commission requested that the amendments be remanded back to the Planning and Zoning Board for their consideration. The Planning and Zoning Board then reviewed the amended regulations and recommended approval at their 03.15.17 meeting. Excerpts from the 03.15.17 Planning and Zoning Board meeting minutes are provided as Exhibit J.

### **Review Process – North Ponce Neighborhood Conservation Overlay District**

1. 07.13.16 Planning and Zoning Board Review
2. 10.25.16 City Commission 1<sup>st</sup> Reading
3. 05.30.17 City Commission 2<sup>nd</sup> Reading

The proposed Zoning Code Text Amendment implements some ideas that have received support from the community in order to preserve and enhance the character of the multi-family “garden apartment” areas of the North Ponce neighborhood.

The Neighborhood Conservation District includes historic preservation incentives, conservation of traditional garden apartment buildings, more compatible standards for the new construction of small apartment buildings, and more harmonious landscape standards for the front yards of all properties. The Neighborhood Conservation District does not take away existing property rights for large assembled properties that are zoned Multi-Family 2, and it does not affect Commercial-zoned properties.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
10.25.16	Ordinance - Conservation Overlay District	Approved Zoning Code text amendment (vote: 5-0) on first reading.
10.25.16	Ordinance - Conservation Overlay District	Approved Zoning map amendment (vote: 5-0) on first reading.
01.24.17	Ordinance - Mixed Use District	Approved Comprehensive Plan map amendment (vote: 5-0) on first reading.
01.24.17	Ordinance - Mixed Use District	Approved Comprehensive Plan text amendment (vote: 5-0) on first reading.
01.24.17	Ordinance - Mixed Use District	Approved Zoning map amendment (vote: 5-0) on first reading.
01.24.17	Ordinance - Mixed Use District	Approved Zoning Code text amendment (vote: 5-0) on first reading.
01.24.17	Ordinance - Transfer of Development Rights	Approved Zoning Code text amendment (vote: 5-0) on first reading.
02.14.17	Ordinance - Residential Infill Regulations	Approved Comprehensive Plan text amendment (vote: 5-0) on first reading.
02.14.17	Ordinance - Residential Infill Regulations	Approved Zoning Code text amendment (vote: 5-0) on first reading.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
07.13.16	Planning and Zoning Board	<b>Conservation Overlay District:</b> Zoning Code Text: Approval 7 – 0 Zoning Map: Approval 7 – 0
12.14.16	Planning and Zoning Board	<b>Mixed Use Overlay District:</b> 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
03.15.17	Planning and Zoning Board	<b>Residential Infill Regulations:</b> Comp Plan Text: Approval 6 – 1 Zoning Code Text: Approval 4 – 3

**PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
07.01.16, 10.28.16, 12.02.16, 01.20.17 & 03.03.17	Planning and Zoning Board legal advertisement.
07.01.16 & 10.28.16	Courtesy Notice Letters to Property Owners within area and within 1,000 feet.
07.01.16, 10.28.16, 12.05.16, 01.20.17 & 03.03.17	Planning and Zoning Board agenda posted at City Hall and on City web page.
07.08.16, 11.04.16, 12.09.16, 01.27.17 & 03.10.17	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.

10.21.16, 01.20.17 & 02.10.17	City Commission meeting agenda posted on City web page (1 <sup>st</sup> Reading).
05.18.17	City Commission meeting agenda posted on City web page (2 <sup>nd</sup> Reading).
05.19.17	City Commission legal advertisement of Ordinance headings (2 <sup>nd</sup> Reading).

**EXHIBITS:**

- A. Draft Ordinance – Comprehensive Plan Map Amendment – Mixed Use District.
- B. Draft Ordinance – Comprehensive Plan Text Amendment – Mixed Use District.
- C. Draft Ordinance – Zoning Map Amendment – Mixed Use District.
- D. Draft Ordinance – Zoning Code Text Amendment – Mixed Use District.
- E. Draft Ordinance – Zoning Code Text Amendment – Transfer of Development Rights.
- F. Draft Ordinance – Comprehensive Plan Text Amendment – Residential Infill Regulations.
- G. Draft Ordinance – Zoning Code Text Amendment – Residential Infill Regulations.
- H. Draft Ordinance – Zoning Code Text Amendment – Conservation Overlay District.
- I. Draft Ordinance – Zoning Map Amendment – Conservation Overlay District.
- J. Excerpts of 03.15.17 Planning and Zoning Board Meeting Minutes.
- K. 05.30.17 City Commission PowerPoint presentation.