

CITY OF CORAL GABLES

- MEMORANDUM -

TO: HONORABLE PLANNING & ZONING BOARD MEMBERS **DATE:** JULY 13, 2022

FROM: STAFF **SUBJECT:** PONCE PARK RESIDENCES
COMPREHENSIVE PLAN MAP AMENDMENT VOTE

At the June 8, 2022, Planning & Zoning Board meeting, the Applicant for the proposed Ponce Park Residences project presented to the Board to secure recommendations before proceeding to the City Commission. Below summarizes the results of motions and votes:

- Alley vacation: vote 4-1, *Recommendation for Approval*
- Comprehensive Plan Map Amendment: vote 3-2 (motion for denial), *No Recommendation*
- Receipt of Transfer of Development Rights (TDRs): vote 4-1, *Recommendation for Approval*
- Mixed-Use Site Plan (Conditional Use): vote 3-2 (motion for denial), *No Recommendation*
- Tentative Plat: vote 4-1, *Recommendation for Approval*

Section 14-102.3 of the Zoning Code requires 4 votes in favor to adopt any motion. If there are less than 4 votes for a motion, then it is considered a tie vote and therefore the item receives no recommendation.

The City Attorney has opined that the requested Comprehensive Plan Map Amendment to change the future land use from “Commercial Low-Rise Intensity” to “Commercial High-Rise Intensity” requires another consideration by the Planning & Zoning Board to secure the Board’s recommendation. Therefore, the Board will only consider the Comprehensive Plan Map Amendment request at the July meeting. All other recommendations from the June meeting will be forwarded to the Commission.

Per the City Attorney Opinion 2022-004, if the Board is unable to obtain 4 votes in favor of a motion, the item will still move forward to the City Commission with an explanation of all motions considered by the Board.

Recommendation:

Approval, based upon the complete Findings of Fact and analysis contained within the June 8, 2022, Planning Staff Report.

Attachments:

Attachment A: City Attorney Opinion 2022-004. Legal Opinion Regarding Recommendations from Planning & Zoning Board on Comprehensive Plan Amendment.
Attachment B: Planning Staff Report from June 8, 2022.