

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2017-39**

A RESOLUTION PROVIDING GUIDANCE REGARDING THE PROPOSED AMENDMENTS TO THE COMPREHENSIVE PLAN AND ZONING CODE CREATING THE NORTH PONCE DE LEON BOULEVARD RESIDENTIAL INFILL REGULATIONS.

**WHEREAS**, City Staff has proposed two ordinances which would provide a Comprehensive Plan text amendment and a Zoning Code text amendment allowing for the creation of the North Ponce de Leon Boulevard Residential Infill Regulations for certain Multi-Family 2 (MF2) properties; and

**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; and

**WHEREAS**, the Board was presented with the proposed text amendment to the Comprehensive Plan and the proposed text amendment to the Zoning Code, and after due consideration, recommended deferral (vote: 4-3) of the text amendments; and

**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; and

**WHEREAS**, the City Commission was presented with a text amendment to the Comprehensive Plan and a text amendment to the Zoning Code, and after due consideration and discussion, approved the amendments on First Reading (vote: 5-0), but requested that the ordinances be remanded to the Planning and Zoning Board for further review and recommendation with particular directions from the City Commission;

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

**SECTION 1.** That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption the hereof.

**SECTION 2.** The City Commission provides the following guidance to City Staff and the Planning and Zoning Board regarding the proposed ordinances regarding the North Ponce Residential Infill Regulations:

- (a) The proposed ordinances are remanded to the Planning and Zoning Board for further review and recommendation.
- (b) The next meeting of the Planning and Zoning Board, currently scheduled for March 15, 2017, should be rescheduled for an earlier date, if at all possible. City staff should use its best efforts to reschedule the meeting for a date that would permit attendance by all members of the Planning and Zoning Board, if possible. Telephone attendance by members unable to attend in person is authorized by the Commission, as long as there is a quorum present in the room.
- (c) The City Manager should appear before the Planning and Zoning Board to present the guidance of the City Commission as well as her own views on implementation of that guidance.
- (d) The proposed ordinances should be brought back to the City Commission as soon as possible for Second Reading after the Planning and Zoning Board meeting.
- (e) Any reference to workforce housing should be removed from the proposed ordinances and the item.
- (f) The ordinances should include a minimum square footage per unit of no less than 650 square feet.
- (g) The ordinances should provide that consideration be given to including plants and/or foliage on buildings.
- (h) City Staff and the Planning and Zoning Board should consider whether the ordinance should allow for a base density of at least 100 units per acre.

**SECTION 3.** That this resolution shall become effective upon the date of its passage and adoption herein.


PASSED AND ADOPTED THIS FOURTEENTH DAY OF FEBRUARY,  
A.D., 2017.

(Moved: Keon / Seconded: Slesnick)  
(Yeas: Keon, Lago, Quesada, Slesnick, Cason)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-3)

APPROVED:

  
JIM CASON  
MAYOR

ATTEST:

  
WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

  
CRAIG E. LEEN  
CITY ATTORNEY