

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

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.

**WHEREAS**, the City Commission and the Coral Gables community has expressed a strong interest in the conservation and enhancement of the North Ponce area, Coral Gables' garden apartment district; and,

**WHEREAS**, encouraging reinvestment in the North Ponce area through preservation and rehabilitation of existing buildings and compatible redevelopment of small parcels is an important goal expressed by the Coral Gables community during the 2015 North Ponce Community Visioning Workshop and the 2016 North Ponce Community Planning Meeting; and,

**WHEREAS**, open landscaped front yards were identified by the Coral Gables community during the 2015 North Ponce Community Visioning Workshop and the 2016 North Ponce Community Planning Meeting as a feature of the North Ponce neighborhood that should be protected and encouraged in future development; and,

**WHEREAS**, during the 2015 North Ponce Community Visioning Workshop and the 2016 North Ponce Community Planning Meeting, the community identified the North Ponce neighborhood as an area that offers attainable workforce housing in the City of Coral Gables due to the building types that are currently in the area, and that preservation and maintenance of these building types can result in continued provision of attainable housing in the City of Coral Gables; and,

**WHEREAS**, Zoning Code text amendments are necessary in order to further encourage preservation of historic buildings, conservation of the traditional garden apartment fabric of the North Ponce neighborhood, and compatible new construction on small parcels; and,

**WHEREAS**, Zoning Code text amendments for landscape standards, driveways and parking are necessary in order to preserve and enhance the open landscaped character of this garden apartment district; and,

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on July 13, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Board was presented with the Zoning Map amendment to the Official Zoning Map, and after due consideration and discussion, recommended approval of the amendment (vote: 7 - 0); and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on October 25, 2016, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with an amendment to the Official Zoning Map, and after due consideration and discussion, approved the amendment on First Reading (vote: 7-0).

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission on May 30, 2017, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission was presented with an amendment to the Official Zoning Map, and after due consideration and discussion, (\_\_\_\_) the amendment on Second Reading (vote: \_\_-\_\_).

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** An amendment to the Official Zoning Map by providing the “North Ponce Neighborhood Conservation District” as a mandatory overlay district, as provided in the map shown in Exhibit “A,” is hereby approved.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

APPROVED:

RAUL VALDES-FAULI  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY



# NORTH PONCE CONSERVATION OVERLAY DISTRICT ZONING MAP

## ZONING DISTRICTS

- (SFR) Single-Family Residential
- (MF1) Multi-Family 1 Duplex
- (MF2) Multi-Family 2
- (MFSA) Multi-Family Special Area
- (CL) Commercial Limited
- (C) Commercial
- (I) Industrial
- (S) Special Use
- (UCD) University Campus District
- (P) Preservation
- North Ponce Neighborhood Conservation Overlay District



CITY OF MIAMI

SW 8TH ST

MIAMI-DADE COUNTY

CITY OF MIAMI



BLOCK 1  
BLOCK 2  
BLOCK 3  
BLOCK 4  
REVISED PLAT OF DOUGLAS SECTION

DOUGLAS SECTION

SECTION K

