



**City of Coral Gables
CITY COMMISSION MEETING
October 25, 2016**

ITEM TITLE:

Ordinances on First Reading. Zoning Code Text Amendment and Zoning Map Amendment.

1. 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.
2. 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 07.13.16 meeting made the following recommendations:

1. Approval of the Zoning Code Text Amendment (7-0)
2. Approval of the Zoning Map Amendment (7-0)

BRIEF HISTORY:

Project Summary

The North Ponce Neighborhood Conservation District is one element of the North Ponce Planning effort that has taken place for the past year.

The North Ponce Neighborhood Conservation District has been presented to the Planning and Zoning Board, the City Commission, and the community at past meetings as a discussion item to obtain feedback. 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.

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 Neighborhood Conservation Overlay District

1. 07.13.16 Planning and Zoning Board
2. 10.25.16 City Commission 1st Reading
3. TBD – City Commission 2nd Reading

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:

Date	Board/Committee	Comments (if any)
07.13.16	Planning and Zoning Board	Text Amendment: Approval 7 – 0 Map Amendment: Approval 7 – 0
10.25.16	City Commission 1 st Reading	TBD
TBD	City Commission 2 nd Reading	TBD

PUBLIC NOTIFICATIONS:

Date	Form of Notification
07.01.16	Legal Advertisement
07.01.16	Courtesy Notice Letters to Property Owners within area and within 1,000 feet
07.01.16	Posted agenda on City web page / City Hall
07.08.16	Posted Staff Report on City web page
07.13.16	Planning and Zoning Board Meeting
10.14.16	Legal Advertisement

APPROVED BY:

Interim Department Director	City Attorney	Assistant City Manager	City Manager

EXHIBITS:

- A. Draft Ordinance – Zoning Code Text Amendment.
- B. Draft Ordinance – Zoning Map Amendment.
- C. 07.13.16 Planning and Zoning Board Staff Report with Attachments.
 - a. 07.01.16 Legal Notice.
 - b. 07.01.16 Courtesy notice mailed to all property owners within North Ponce area and within a 1,000’ radius.
- D. 07.13.16 Planning and Zoning Board Meeting Minutes.
- E. 10.25.16 City Commission PowerPoint presentation.

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. _____

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.

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 text amendment to the Official Zoning Code, 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 a text amendment to the Zoning Code, and after due consideration and discussion, (____) the amendment on First Reading (vote: __-__).

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on ____, 2016, 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 Zoning Code, 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. Section 4-207 of the Official Zoning Code of the City of Coral Gables is hereby amended to read as set forth in “Exhibit A” to this ordinance.

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. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

SECTION 6. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This ordinance shall become effective _____, 2016.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2016.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

Exhibit "A"

Article 4 - Zoning Districts

Division 2.

Section 4-207. North Ponce Neighborhood Conservation Overlay District

- A. Purpose. The purpose of this District is to:
1. Preserve and enhance the garden apartment character of the North Ponce neighborhood's Multi-Family 2 – zoned properties.
 2. Encourage Workforce Housing compatible with established neighborhood and historic building fabric.
- B. Applicability. The North Ponce Neighborhood Conservation Overlay District applies to properties that meet all of the following standards:
1. Multi-Family 2 (MF2) or Special (S) Zoning District.
 2. Generally located in the area bounded by Navarre Avenue to the south, Douglas Road to the east, LeJeune Road to the west, and SW 8th Street to the north.
 3. Identified as "North Ponce Neighborhood Conservation Overlay District" on the official Zoning Map.
- C. Uses. All uses provided for in the underlying MF2 Zoning District shall be permitted in the North Ponce Neighborhood Conservation Overlay District. Additional uses shall be permitted for locally-designated historic buildings as provided in Section 4-207.D., and buildings constructed prior to 1964 as provided in Section 4-207.E.
- D. Historic Preservation Benefits Program.
1. Purpose. The purpose of the Historic Preservation Benefits Program is to provide incentives for property owners to reinvest in historic buildings in order to preserve and enhance the character of the neighborhood, and maintain workforce housing options. The Historic Preservation Benefits Program incentivizes the preservation and rehabilitation of existing garden apartment buildings.

*Amendments to the Zoning Code are indicated with deletions indicated by ~~strikethrough~~, and insertions by underline.

2. Applicability. The Historic Preservation Benefits Program is available for locally-designated historic properties that are zoned MF2.
3. Additional Permitted Uses.
 - i. Home Office.
 1. A Home Office shall be defined as a space and activity within a dwelling unit devoted to a non-retail business activity carried on by a permanent domiciliary resident thereof, which use is secondary to the use of the dwelling for dwelling purposes as customarily found in the home, that does not alter the exterior of the property or affect the residential character of the neighborhood, and that meets all legal requirements of the business.
 2. Home Office shall not include personal services, medical uses, retail uses, repair or service, or manufacturing uses.
 3. The Home Office shall not exceed twenty-five percent of the gross floor area of the dwelling unit.
 4. No additional on-site parking shall be permitted for the Home Office.
 - ii. Live-work.
4. Additional Conditional Uses.
 - i. Bed and Breakfast Establishments.
 - ii. Museum.
 - iii. School.
5. Parking Incentive Program for Properties Designated Historic.
 - i. The Historic Preservation Board shall have the authority to grant a Variance to reduce or waive parking requirements for historically-designated MF2 properties, in accordance with Section 3-1113 of the Zoning Code.
 - ii. Irrespective of the provisions provided in Section 5-1408.B. of the Zoning Code, historically-designated properties shall be eligible to use remote parking within 1000' of the subject property, if the location of the parking area is zoned Commercial, subject to approval by the Development Review Official.
 - iii. Historically-designated properties shall be eligible to lease evening parking spaces in City-owned parking lots.
6. Economic Incentive Program.

*Amendments to the Zoning Code are indicated with deletions indicated by ~~strikethrough~~, and insertions by underline.

- i. Transfer of Development Rights. In accordance with Section 3-1004 of the Zoning Code, historically-designated properties shall be eligible to sell unused development rights in order to fund the on-going maintenance and preservation of the property.
- ii. Tax Exemptions.
 - 1. Ad Valorem Tax Exemption for Rehabilitation. In accordance with Section 3-1118.A. of the Zoning Code, historically-designated properties shall be eligible for tax exemptions of 100% of the assessed value of appropriate improvements.
 - 2. Ad Valorem Tax Exemption for Commercial and Non-Profit Properties. In accordance with Section 3-1118.B. of the Zoning Code, historically-designated commercial or non-profit properties (such as a rental apartment building, bed and breakfast, museum, or school) shall be eligible for a tax exemption of 50% of the assessed value of the property.

7. Signage.

- i. Free-standing signs shall be permitted for schools, bed and breakfast establishments, live-work, and museums, in accordance with the following standards:
 - 1. Maximum sign area shall be 3 square feet.
 - 2. Maximum height, measured from the sidewalk elevation to the top of the sign, shall be 3 feet.
 - 3. A Certificate of Appropriateness shall be required for all signs in accordance with Section 3-1106 of the Zoning Code.
 - 4. All signs are subject to Board of Architects approval.

E. Garden Apartment Conservation Program.

- 1. Purpose. The purpose of the Garden Apartment Conservation Program is to protect and provide incentives for property owners to reinvest in pre-1964 garden apartment buildings that are not currently locally designated as a historic property, but contribute to the overall character and urban fabric of the North Ponce neighborhood. The Program offers methods of preserving and appropriately expanding these properties to enhance the unique character of the neighborhood and maintain workforce housing options. The Garden Apartment Conservation Program is offered as an economic incentive for the preservation and rehabilitation of existing garden apartment buildings.

*Amendments to the Zoning Code are indicated with deletions indicated by ~~striketrough~~, and insertions by underline.

2. Applicability. The Garden Apartment Conservation Program applies to all properties that were constructed prior to 1964 and that are zoned MF2.
3. Additional Permitted Uses.
 - i. Home Office.
 1. A Home Office shall be defined as a space and activity within a dwelling unit devoted to a non-retail business activity carried on by a permanent domiciliary resident thereof, which use is secondary to the use of the dwelling for dwelling purposes as customarily found in the home, that does not alter the exterior of the property or affect the residential character of the neighborhood, and that meets all legal requirements of the business.
 2. Home Office shall not include personal services, medical uses, retail uses, repair or service, or manufacturing uses.
 3. The Home Office shall not exceed twenty-five percent of the gross floor area of the dwelling unit.
 4. No additional on-site parking shall be permitted for the Home Office.
4. Staff Review. All permits for additions, exterior alterations, site work, and demolition of buildings constructed prior to 1964 shall be approved by the Historic Preservation Officer or designee. Applications shall be reviewed for appropriateness to the original style and character of the subject property, as well as neighborhood compatibility, with emphasis on those facades and those portions of the site that are visible from the street, including:
 - i. Exterior Architectural Features: Roofs, Windows, Doors, Porches, Stucco, Decorative Features
 - ii. Open Space: Courtyards, Exterior Stairs, Breezeways, Porches, Patios
 - iii. Site Work – Landscape, Hardscape, Driveways, Walkways, Parking areas, Fences, and Walls
5. Conservation Incentive Program – Rear and Side Additions; Variances.
 - i. Rear and side additions and new construction of auxiliary buildings at the rear and side of the property shall be permitted subject to approval by the Historic Preservation Officer or designee.
 1. Density, floor area ratio, open space percentages, and setback requirements for approved additions and new construction of auxiliary buildings may be modified from the underlying MF2

*Amendments to the Zoning Code are indicated with deletions indicated by ~~strikethrough~~, and insertions by underline.

Zoning, as a Variance subject to the provisions of Section 3-806. Variances for building height shall not be permitted.

2. Variances granted for density and floor area ratio shall comply with applicable Comprehensive Plan requirements.
3. Additional required parking for approved additions and new construction of auxiliary buildings shall be provided where applicable.
4. In lieu of providing all required parking on site, a parking management plan may be provided, subject to approval by the Development Review Official.

F. New Construction – Multi-Family 2 District.

1. Large-scale new construction. Performance Standards for parcels of 20,000 square feet or greater shall be in accordance with Section 4-103.D.
2. Small-scale new construction. Performance Standards for parcels of less than 20,000 square feet shall be modified from the underlying MF2 Zoning District as follows. Performance Standards not specifically addressed below shall be in accordance with Section 4-103.D.
 - i. Setback requirements.
 1. Front Setback. Ten (10) feet.
 2. Side Street Setback. Ten (10) feet.
 - ii. Ground Area Coverage.
 1. There shall be no maximum ground area coverage.
 - iii. Building Height.
 1. Maximum building height shall be three (3) Stories and forty-five (45) feet.

G. Landscape Standards.

1. Purpose. The purpose of the Landscape Standards is to preserve and enhance the existing landscaped “garden district” character of North Ponce, by requiring open lawns in the front yard, requiring the planting of trees in the front yard for new construction projects to provide a more comfortable pedestrian experience in the neighborhood, preserving existing specimen trees, and locating driveways, parking areas, and paved areas to the side and rear of the property.

*Amendments to the Zoning Code are indicated with deletions indicated by ~~striketrough~~, and insertions by underline.

2. Applicability. The Landscape Standards shall be mandatory for all properties in the North Ponce Neighborhood Conservation Overlay District, whether existing buildings or new construction.
3. Front Yards and Courtyards. The Front Yard shall be defined as that area located between the front facade of the building and the front property line, and extending the entire width of the property.
 - i. No fences, walls, or hedges are permitted in the Front Yard, unless a contributing feature of a historically-designated property.
 - ii. Front Yards shall be landscaped with the exception of driveway areas and walkways.
 - iii. Open-air, landscaped courtyards that front the street are encouraged.
 - iv. A minimum of one (1) shade tree shall be planted in the Front Yard for every fifty (50) feet of street frontage.
4. Tree Protection.
 - i. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
 - ii. Removal of trees shall be subject to Chapter 82 of the City Code.
5. Driveway / Parking Placement.
 - i. A maximum of twenty (20) percent of the front setback may be used for driveway placement. For instance, for 50 (fifty) foot wide lot, a maximum of one (1) ten (10) foot wide driveway may be provided through the front yard.
 - ii. For corner lots, driveways shall be located off of the side street.
 - iii. Off-street parking shall be set back a minimum of forty (40) feet from the front property line and shall be screened with habitable liner space or landscaping.

*Amendments to the Zoning Code are indicated with deletions indicated by ~~striketrough~~, and insertions by underline.

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, as a companion to the North Ponce Neighborhood Conservation

District Zoning Code Text Amendment, a Zoning Map amendment is provided to illustrate the Neighborhood Conservation District boundary, the legal description of which is provided in Exhibit “A;” 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, (____) the amendment on First Reading (vote: __-__).

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission on ____, 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, (____) 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 “B,” 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. 2016.

APPROVED:

JIM CASON
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN
CITY ATTORNEY

Exhibit "A"

North Ponce Neighborhood Conservation District Legal Description

Douglas Section:

- Lots 1 through 8 and Lot B, Block 1
- Lots 14 through 18, Block 2
- Lots 12 through 18, Block 3
- Lots 5 through 18, Block 8
- Lots 1 through 5 and Lots 14 through 18, Block 9
- Lots 1 through 6 and 8 through 10 and Lot A, Block 10
- Lots 1 through 5 and Lots 14 through 18, Block 11
- Lots 5 through 8 and 13 through 15, Block 12
- Lots 3 through 18, Block 13
- Lots 1 through 24, Block 14
- Block 15
- Lots 1 through 5 and 14 through 18, Block 17
- Lots 1 through 10, Block 18
- Lot C, between Blocks 18 and 27
- Lots 1 through 5 and 14 through 18, Block 19
- Lots 1 through 10, Block 21
- Lots 1 through 24, Block 22
- Lots 1 through 24, Block 23
- Lots 4 through 11, Block 24
- Lots 1 through 5 and 14 through 18, Block 26
- Lots 1 through 5 and 7 through 10, Block 27
- Lots 1 through 4 and 15 through 18, Block 28
- Lots 3 through 16, Block 29
- Lots 1 through 24, Block 30
- Lots 1 through 24, Block 31
- Lots 5 through 18, Block 32
- Lots 1 through 5 and 14 through 18, Block 33
- Lots 1 through 5 and 7 through 12, Block 34
- Lots 1 through 7 and 12 through 18, Block 35
- Lots 6 through 16, Block 36
- Lots 1 through 6, Block 37
- Lots 1 through 12, Block 38
- Lots 3 through 20, Block 39
- Lots 1 through 5 and 14 through 18, Block 40
- Lots 1 through 5, Block 41
- Lots 9 through 11, Block 42
- Lots 1 through 12, Block 43
- West 310 Feet of Block 44

Section K:

- Lots 1 through 24, Block 1
- Lots 2 through 16, Block 2
- Lots 1 through 16 and 33 through 48, Block 7
- Lots 1 through 48, Block 8
- Lots 1 through 48, Block 9
- Lots 1 through 10 and 37 through 48, Block 10

Section L:

- Lots 1 through 22, Block 4
- Lots 1 through 31, Block 5
- Lots 7 through 42, Block 11
- Lots 1 through 20, Block 12
- Lots 1 through 12, Block 13



NORTH PONCE ZONING MAP

DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
JUNE 2015

ZONING DISTRICTS

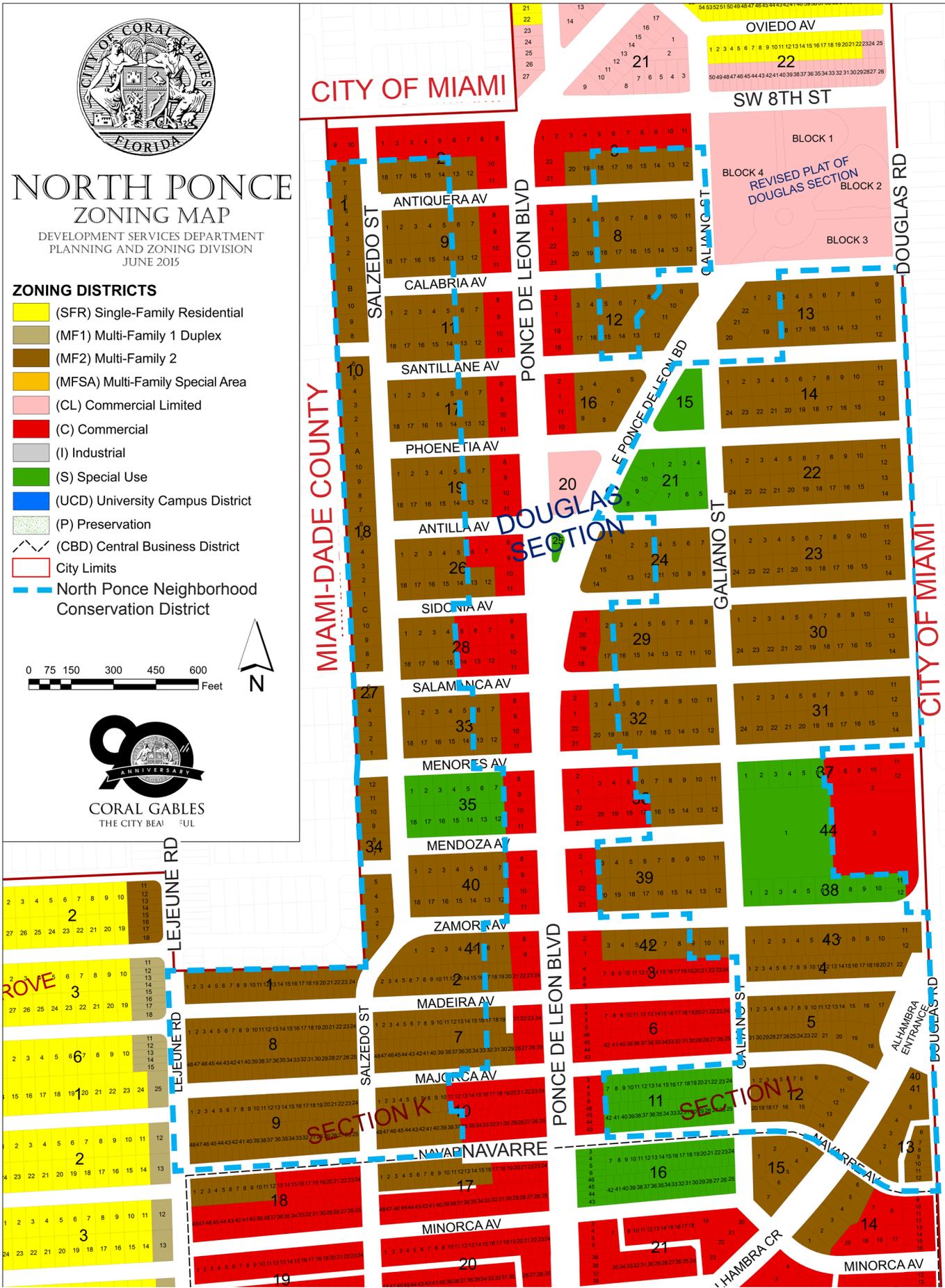
- (SFR) Single-Family Residential
- (MF1) Multi-Family 1 Duplex
- (MF2) Multi-Family 2
- (MFSA) Multi-Family Special Area
- (CL) Commercial Limited
- (C) Commercial
- (I) Industrial
- (S) Special Use
- (UCD) University Campus District
- (P) Preservation
- (CBD) Central Business District
- City Limits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



CITY OF MIAMI

MIAMI-DADE COUNTY

CITY OF MIAMI



SECTION K

SECTION 12

DOUGLAS SECTION

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



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables

Application: **North Ponce Neighborhood Conservation District**
Zoning Code Text Amendment
Zoning Map Amendment

Public Hearing: Planning and Zoning Board

Date & Time: July 13, 2016; 6:00 – 9:00 p.m.

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of two related applications:

1. North Ponce Neighborhood Conservation District Zoning Code Text Amendment

The North Ponce Neighborhood Conservation District is one element of the North Ponce Planning effort that has taken place for the past year.

The North Ponce Neighborhood Conservation District has been presented to the Planning and Zoning Board, the City Commission, and the community at past meetings as a discussion item to obtain feedback. 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.

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.

2. North Ponce Neighborhood Conservation District Zoning Map Amendment

The North Ponce Neighborhood Conservation District is proposed as an Overlay District in the Zoning Map, for certain Multi-Family 2 (MF2) properties in the Douglas Section, Section K, and Section L. This Zoning Map Amendment is a companion to the Zoning Code Text Amendments above.

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)

2. PURPOSE OF THE NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT

North Ponce is one of Coral Gables' most attractive and diverse neighborhoods, as one of the few places in South Florida where affordable apartment living meets high quality of life and world-class amenities. North Ponce is becoming a destination for young professionals, retirees and working families who choose to live within a lushly-landscaped, low-scale apartment community within walking distance to schools, parks, transit, shops and restaurants.

The City of Coral Gables has collaborated with North Ponce stakeholders for many years to determine ways to protect and enhance the special character of the neighborhood. In June 2015, the City hosted the North Ponce Community Visioning Workshop in conjunction with the City's 90th Anniversary celebration. Following the Community Vision Workshop, the public input received was crafted into a set of policy recommendations and Action Steps that include:

1. Two Zoning Overlays

- a. North Ponce Neighborhood Conservation District Overlay
- b. North Ponce Corridor Mixed-Use District Overlay

2. Planning / Preservation Studies

- a. North Ponce Apartment Buildings Local Thematic Historic District
- b. Obispo-Madeira Bicycle-Pedestrian Route Study

3. Capital Improvement Projects

- a. Landscaping and Open Space
- b. Bicycle and Pedestrian Mobility
- c. Public Parking

4. Community Amenities

- a. Civic Places
- b. Ageless Community Programs
- c. Coral Gables Preparatory Academy: Centerpiece of a Neighborhood
- d. Incentive Housing for Teachers

During the months of April, May and June 2016, four public meetings were held in order to discuss these Action Steps and receive public feedback. Some of the feedback received through this process included:

- Maintaining the existing character of the neighborhood should be a top priority.
- Support for the transition in height between Mixed-Use buildings on Ponce and smaller apartment buildings on residential streets.
- Support for the idea of liner on the parking garages – study if this will cause the garages to be too tall, and if the liner space will be leasable.
- Provide a residential permit parking program for neighborhood streets.

- Keep the older apartment buildings so that the neighborhood can stay affordable.
- Keep the purely residential character; don't allow commercial uses to encroach on neighborhood streets.

As a first step towards implementing the Strategies, the City is creating the North Ponce Neighborhood Conservation Overlay District for certain MF2 zoned properties within the study area, and making certain amendments to the Bed And Breakfast zoning regulations which apply to the North Ponce Area. The Bed and Breakfast amendments are provided as a separate agenda item for the July 2016 Planning and Zoning Board meeting, and separate Staff Report.

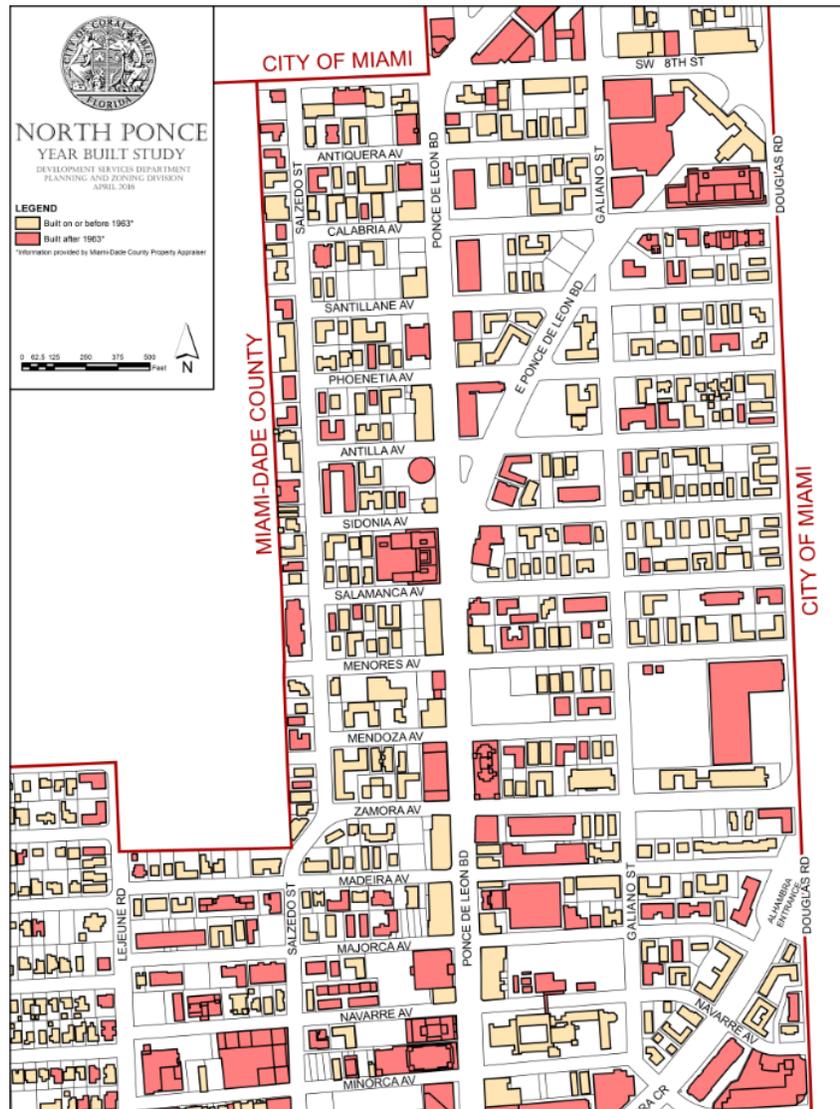
The next implementation step for the North Ponce Neighborhood will be the creation of the North Ponce Mixed-Use Overlay District. Additional future implementation steps include the creation of a North Ponce Apartment Buildings Thematic Historic District, park and public parking acquisition and improvements, and other various streetscape improvements and community facilities partnerships.

3. EXISTING CONDITIONS

Minimum Parking Requirements and Structured Parking Garages

In 1964, minimum parking requirements were introduced into the Coral Gables Zoning Code. As a result, all private development was required to store vehicles on-site in structured parking garages, a task which is not compatible with the traditional garden apartment typology in the North Ponce neighborhood. Development practice and Zoning Code regulations have evolved to favor large assemblages of land in order to fit the necessary structured parking garages on site.

The map on this page shows the contrast between the small buildings on small parcels (yellow color) that were built in North Ponce prior to minimum parking requirements, and the large footprint buildings on large parcels (red color) that have been built North Ponce after the introduction of minimum parking requirements.



Proposed North Ponce Neighborhood Conservation District Boundary: Building Footprints Map

The proposed Neighborhood Conservation District boundary is based on professional staff analysis of existing conditions which include historic buildings, redeveloped parcels, and vacant land.



NORTH PONCE BUILDING FOOTPRINTS

DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
JUNE 2015

Legend

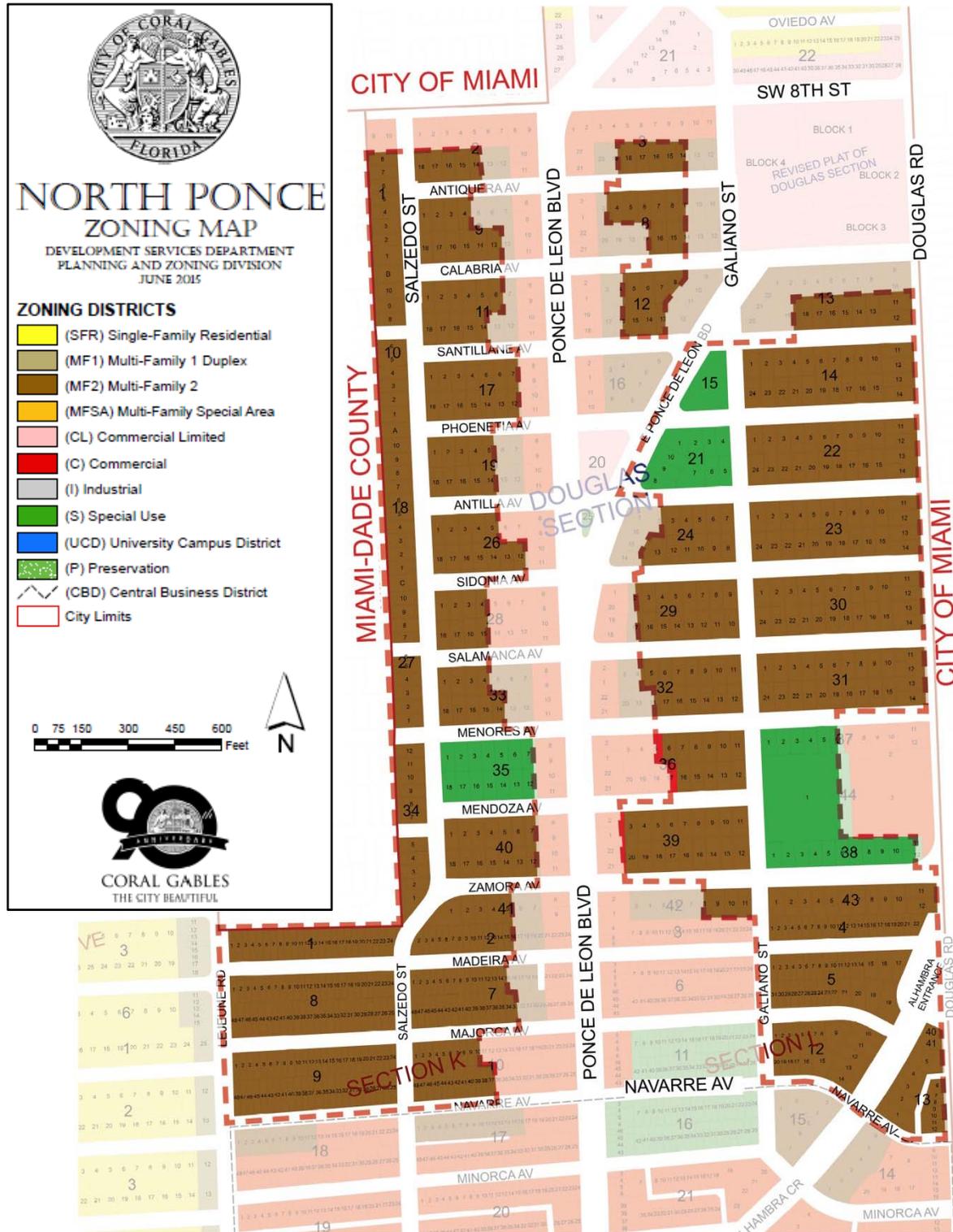
- Building Footprints
- Historic Building Footprints
- Potentially Historic Building Footprints
- Open Space, Parks & Recreation, Landscaped Areas and Roundabouts
- Sidewalks
- Edge of Pavement



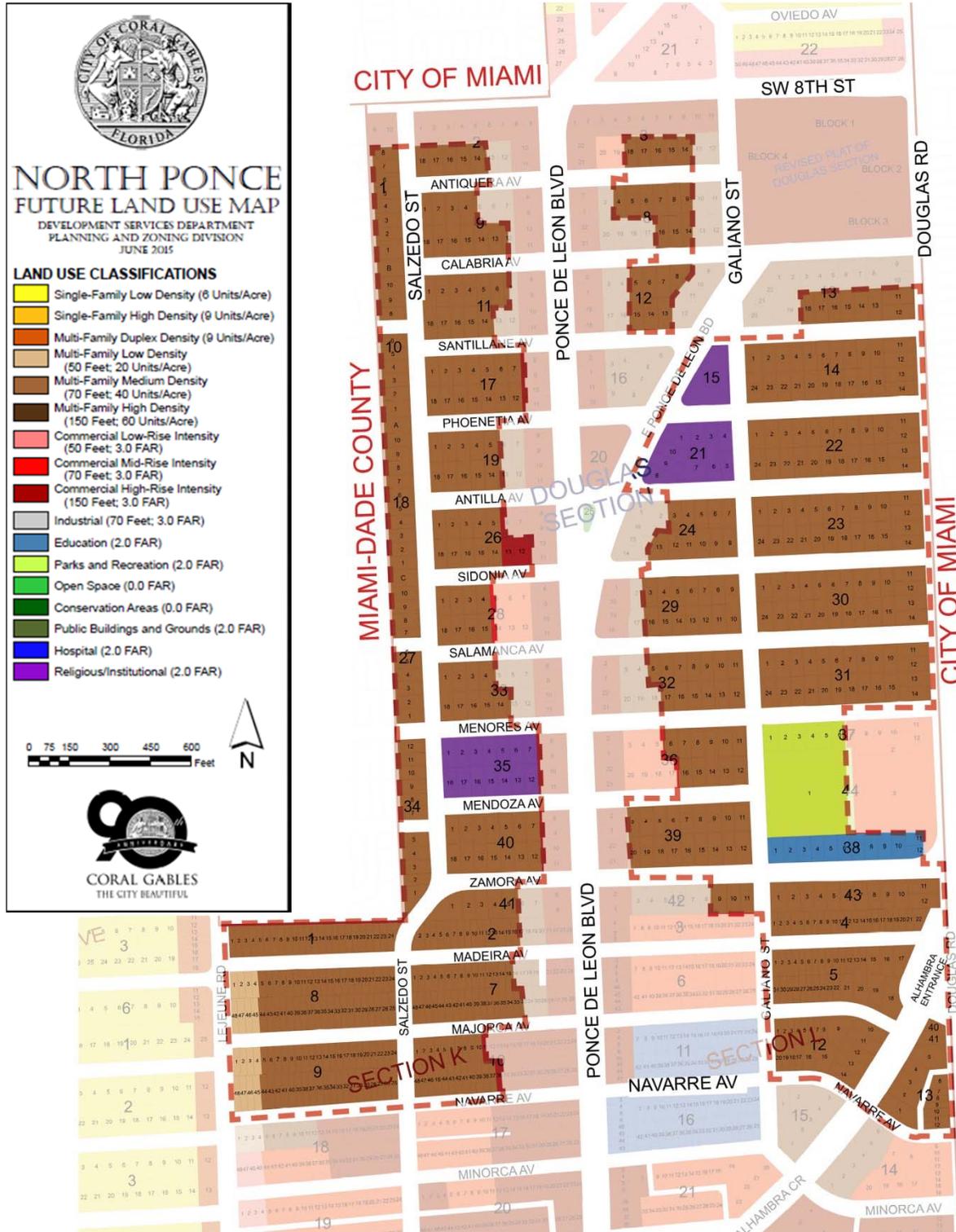
Proposed North Ponce Neighborhood Conservation District Boundary: Aerial Map



4. PROPOSED NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT BOUNDARY: PROPOSED ZONING MAP AMENDMENT (UNDERLYING ZONING DISTRICT DOES NOT CHANGE)



**PROPOSED NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT BOUNDARY:
SHOWN ON FUTURE LAND USE MAP (NOTE THAT FUTURE LAND USE MAP DOES NOT CHANGE)**



5. PROPOSED ZONING CODE TEXT AMENDMENTS

The proposed North Ponce Neighborhood Conservation District Zoning Code Text Amendment is provided below, in ~~strikethrough~~ / underline format.

Article 4 - Zoning Districts

Division 2.

Section 4-207. North Ponce Neighborhood Conservation Overlay District

- A. Purpose. The purpose of this District is to:
1. Preserve and enhance the garden apartment character of the North Ponce neighborhood's Multi-Family 2 – zoned properties.
 2. Encourage Workforce Housing compatible with established neighborhood and historic building fabric.
- B. Applicability. The North Ponce Neighborhood Conservation Overlay District applies to properties that meet all of the following standards:
1. Multi-Family 2 (MF2) or Special (S) Zoning District.
 2. Located in the area bounded by Navarre Avenue to the south, Douglas Road to the east, LeJeune Road to the west, and SW 8th Street to the north.
 3. Identified as "North Ponce Neighborhood Conservation Overlay District" on the official Zoning Map.
- B. Uses. All uses provided for in the underlying MF2 Zoning District shall be permitted in the North Ponce Neighborhood Conservation Overlay District. Additional uses shall be permitted for locally-designated historic buildings as provided in Section 4-207.C., and buildings constructed prior to 1964 as provided in Section 4-207.D.
- C. Historic Preservation Benefits Program.
1. Purpose. The purpose of the Historic Preservation Benefits Program is to provide incentives for property owners to reinvest in historic buildings in order to preserve and enhance the character of the neighborhood, provide opportunities for small business development, and maintain affordable housing options. The Historic Preservation Benefits Program incentivizes the preservation and rehabilitation of existing garden apartment buildings.
 2. Applicability. The Historic Preservation Benefits Program is available for locally-designated historic properties that are zoned MF2.
 3. Additional Permitted Uses.
 - i. Bed and Breakfast Establishments.
 - ii. Home Office.
 - iii. Live-work
 4. Additional Conditional Uses.
 - i. Museum.
 - ii. School.
 5. Parking Incentive Program for Properties Designated Historic.
 - i. The Historic Preservation Board shall have the authority to grant a Variance to reduce or waive parking requirements for historically-designated MF2 properties, in accordance with Section 3-1113 of the Zoning Code.

- ii. Historically-designated properties shall be eligible to use remote parking within 1000' of the subject property, if the location of the parking area is zoned Commercial, subject to approval by the Development Review Official.
 - iii. Historically-designated properties shall be eligible to lease evening parking spaces in City-owned parking lots.
6. Economic Incentive Program.
- i. Transfer of Development Rights. In accordance with Section 3-1004 of the Zoning Code, historically-designated properties shall be eligible to sell unused development rights in order to fund the on-going maintenance and preservation of the property.
 - ii. Tax Exemptions.
 - 1. Ad Valorem Tax Exemption for Rehabilitation. In accordance with Section 3-1118.A. of the Zoning Code, historically-designated properties shall be eligible for tax exemptions of 100% of the assessed value of appropriate improvements.
 - 2. Ad Valorem Tax Exemption for Commercial and Non-Profit Properties. In accordance with Section 3-1118.B. of the Zoning Code, historically-designated commercial or non-profit properties (such as a rental apartment building, bed and breakfast, museum, or school) shall be eligible for a tax exemption of 50% of the assessed value of the property.
7. Signage.
- i. Free-standing signs shall be permitted for schools, bed and breakfast establishments, live-work, and museums, in accordance with the following standards:
 - 1. Maximum sign area shall be 3 square feet.
 - 2. Maximum height, measured from the sidewalk elevation to the top of the sign, shall be 3 feet.
 - 3. A Certificate of Appropriateness shall be required for all signs in accordance with Section 3-1106 of the Zoning Code.
 - 4. All signs are subject to Board of Architects approval.

D. Garden Apartment Conservation Program.

- 1. Purpose. The purpose of the Garden Apartment Conservation Program is to protect and provide incentives for property owners to reinvest in pre-1964 garden apartment buildings that are not currently locally designated as a historic property, but contribute to the overall character and urban fabric of the North Ponce neighborhood. The Program offers methods of preserving and appropriately expanding these properties to enhance the unique character of the neighborhood and maintain affordable housing options. The Garden Apartment Conservation Program is offered as an economic incentive for the preservation and rehabilitation of existing garden apartment buildings and assemblage of large building sites in order to construct larger and taller multi-family structures.
- 2. Applicability. The Garden Apartment Conservation Program applies to all properties that were constructed prior to 1964 and that are zoned MF2.
- 3. Additional Permitted Uses.
 - i. Home Office.
- 4. Staff Review. All permits for additions, exterior alterations, site work, and demolition of buildings constructed prior to 1964 shall be approved by the Historic Preservation Officer or designee. Applications shall be reviewed for appropriateness to the original style and character of the subject property, as well as neighborhood compatibility, with emphasis on those facades and those portions of the site that are visible from the street, including:

- i. Exterior Architectural Features: Roofs, Windows, Doors, Porches, Stucco, Decorative Features
 - ii. Open Space: Courtyards, Exterior Stairs, Breezeways, Porches, Patios
 - iii. Site Work – Landscape, Hardscape, Driveways, Walkways, Parking areas, Fences, and Walls
5. Conservation Incentive Program – Rear and Side Additions; Variances.
- i. Rear and side additions and new construction of auxiliary buildings at the rear and side of the property shall be permitted subject to approval by the Historic Preservation Officer or designee.
 1. Density, floor area ratio, open space percentages, and setback requirements for approved additions and new construction of auxiliary buildings may be modified from the underlying MF2 Zoning, as a Variance subject to the provisions of Section 3-806. Variances for building height shall not be permitted.
 2. Variances granted for density and floor area ratio shall comply with applicable Comprehensive Plan requirements.
 3. Additional required parking for approved additions and new construction of auxiliary buildings shall be provided on site.
 4. In lieu of providing all required parking on site, a parking management plan may be provided, subject to approval by the Development Review Official.

E. New Construction – Multi-Family 2 District.

1. Large-scale new construction. Performance Standards for parcels of 20,000 square feet or greater shall be in accordance with Section 4-103.D.
2. Small-scale new construction. Performance Standards for parcels of less than 20,000 square feet shall be modified from the underlying MF2 Zoning District as follows. Performance Standards not specifically addressed below shall be in accordance with Section 4-103.D.
 - i. Setback requirements.
 1. Front Setback. Ten (10) feet.
 2. Side Street Setback. Ten (10) feet.
 - ii. Ground Area Coverage.
 1. There shall be no maximum ground area coverage.
 - iii. Building Height.
 1. Maximum building height shall be three (3) Stories and forty-five (45) feet.
 - iv. Parking Location.
 1. Off-street parking shall be set back a minimum of forty (40) feet from the street and shall be screened with habitable liner space or landscaping.

F. Landscape Standards.

1. Purpose. The purpose of the Landscape Standards is to preserve and enhance the existing landscaped “garden district” character of North Ponce, by requiring open lawns in the front yard, requiring the planting of trees in the front yard for new construction projects to provide a more comfortable pedestrian experience in the neighborhood, preserving existing specimen trees, and locating

driveways, parking areas, and paved areas to the side and rear of the property.

2. Applicability. The Landscape Standards shall be mandatory for all properties in the North Ponce Neighborhood Conservation Overlay District.
3. Front Yards and Courtyards. The Front Yard shall be defined as that area located between the front façade of the building and the front property line.
 - i. No fences, walls, or hedges are permitted in the Front Yard, unless a contributing feature of a historically-designated property.
 - ii. Front Yards shall be landscaped with the exception of driveway areas and walkways.
 - iii. Open-air, landscaped courtyards that front the street are encouraged.
 - iv. A minimum of one (1) shade tree shall be planted in the Front Yard for every fifty (50) feet of street frontage.
4. Tree Protection.
 - i. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
 - ii. The total Diameter at Breast Height (DBH) of all trees to be removed shall be replaced on site whenever possible, or planted within 500' of the subject property if it is not possible to replant on site.
5. Driveway / Parking Placement.
 - i. A maximum of twenty (20) percent of the front yard may be used for driveway placement. For instance, for a fifty (50) foot street frontage, a maximum of one (1) ten (10) foot wide driveway may be provided.
 - ii. All parking areas shall be screened from view from the street to the greatest extent possible.
 - iii. For corner lots, driveways shall be located off of the Side Street.

6. FINDINGS OF FACT

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to the Zoning Code or amendments to the Zoning Map unless the amendment:

- A. Promotes the public health, safety, and welfare.
- B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- C. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.
- D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.
- E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff finds that all five of these criteria are **satisfied**.

7. COMPREHENSIVE PLAN CONSISTENCY

In accordance with Section 3-1407 of the Zoning Code, the Planning and Zoning Board shall determine whether the Zoning Code text amendment is consistent with the Comprehensive Plan. Staff finds that the proposed text amendment **is consistent** with the Comprehensive Plan overall, particularly with the following Goals, Objectives and Policies:

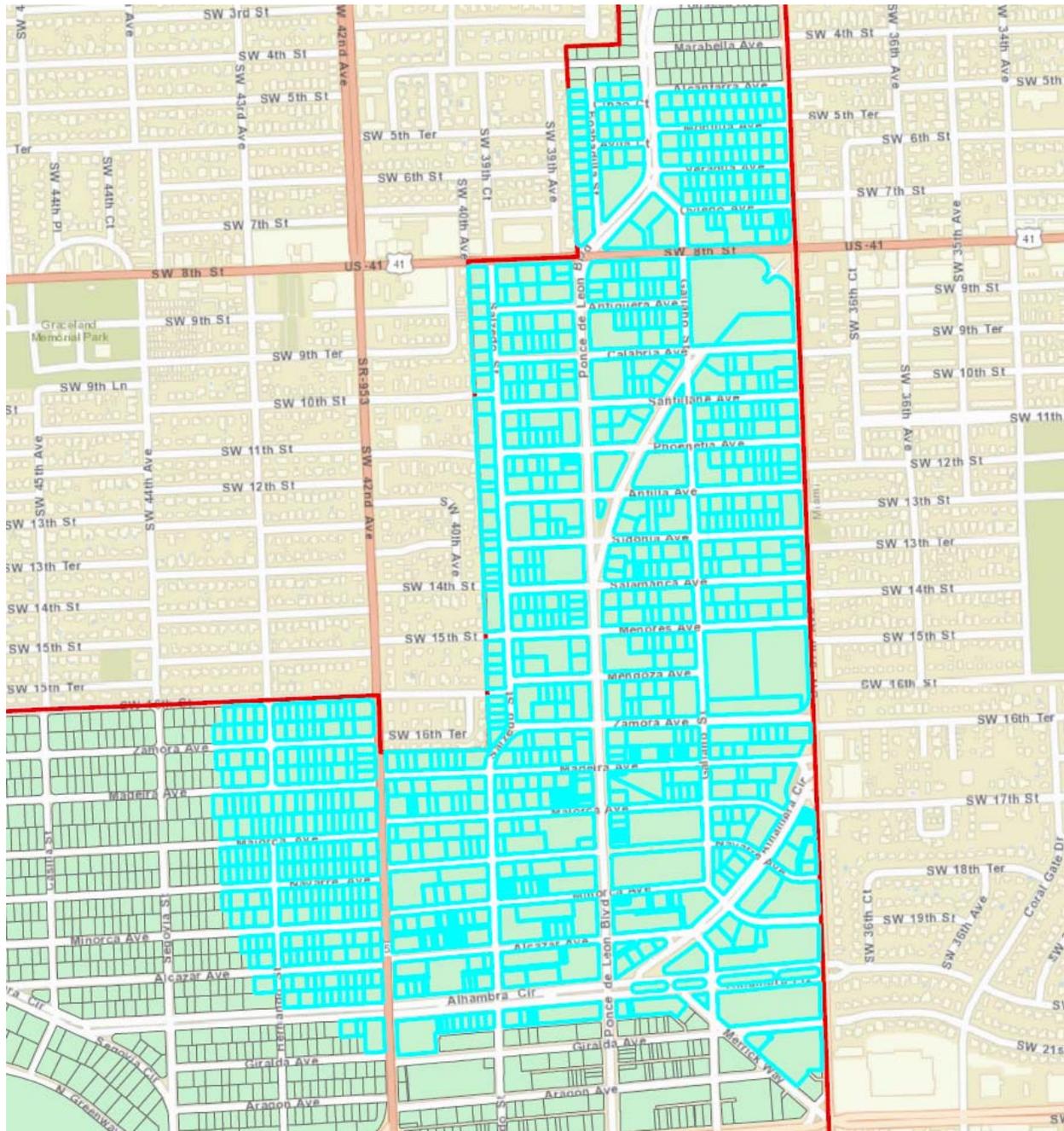
- Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.
- Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.
- Objective FLU-1.9. Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.
- Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.
- Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.
- Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.
- Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.

8. PUBLIC NOTIFICATION

The following has been completed to provide notice of the request and related items:

Type	Date
<i>Current Request: North Ponce Neighborhood Conservation Overlay District</i>	
Legal Advertisement	07.01.16
Courtesy Notice Letters to Property Owners within area and within 1,000 feet	07.01.16
Posted agenda on City web page / City Hall	07.01.16
Posted Staff Report on City web page	07.08.16
Planning and Zoning Board Meeting	07.13.16
<i>North Ponce Community Visioning and Planning Meetings</i>	
	10.28.14
	01.13.15
City Commission Discussions	08.25.15
	04.12.16
	06.14.16
Community Visioning Workshop	06.12.15
	06.13.15
City Commission Workshop	10.27.15
Community Planning Meeting	05.05.16
Planning and Zoning Board Discussion	05.11.16

The property owners that were mailed courtesy notice of this application are indicated in blue in the map provided below. Approximately 3,000 letters were mailed to property owners.



9. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **Approval** of the Zoning Code Text Amendment and the companion Zoning Map Amendment.

10. ATTACHMENTS

- A. 07.01.16 North Ponce Neighborhood Conservation Overlay District Zoning Code Text Amendment
Legal notice published.
- B. 07.01.16 Courtesy notice mailed to all property owners within North Ponce area and within 1,000'.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review /k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - JULY 13, 2016

in the XXXX Court,
was published in said newspaper in the issues of

07/01/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
1 day of JULY, A.D. 2016

[Handwritten Signature]

(SEAL)

MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

CITY PUBLIC HEARING

DATES/TIMES

LOCATION

LOCAL PLANNING AGENCY / PLANNING
AND ZONING BOARD
WEDNESDAY, JULY 13, 2016,
8:00 - 9:00 P.M.
CITY COMMISSION CHAMBERS, CITY
HALL, 405 BILTMORE WAY, CORAL
GABLES, FLORIDA, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA) Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 and 2 are related.

1. 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, "Giralda Plaza Overlay" to modify and supplement the existing Commercial District standards and criteria to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (This item was continued from the June 8, 2016 Planning and Zoning Board meeting)
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-1.1.2, "Table FLU-2, Commercial 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 "Commercial Low-Rise Intensity" Land Use Classification to permit residential use in the Giralda Plaza Overlay District when expressly permitted by the Zoning Code; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)

Items 9 through 7 are related.

3. 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 (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Gallano Street), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review)

4. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Gallano Street), Coral Gables, Florida; and providing for severability, repealer and an effective date.

5. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "33 Alhambra" on the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Gallano Street), Coral Gables, Florida; including required conditions; providing for an effective date.

6. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to separate into two (2) single-family building sites the property zoned Single-Family Residential (SFR) District and legally described as Lots 8-10 and the east 15 Feet of Lot 7, Block 25, Coral Gables Section "B" (728 Navarre Avenue), Coral Gables, Florida; one (1) building site consisting of Lot 8 and the west half of Lot 9 and one (1) building site consisting of Lot 10 and the east half of Lot 9 with the remaining east 15 feet of Lot 7 to be included as a part of the property to the west legally described as the east 25-feet of Lot 8 and Lot 7 less east 15 feet, Block 25, Coral Gables Section "B" (734 Navarre Avenue); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for 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, Article 3, "Development Review", Division 11, "Historic Preservation: Designations and Certificates of Appropriateness," Article 5, "Development Standards," Division 24, "Walls and fences," and, Article 8, "Definitions" amending criteria for designating historic landmarks and districts, clarifying wood fence requirements, and adding a definition for historic integrity; providing for repealer provision, severability clause, codification, and providing for an effective date.

Items 8 through 10 are related.

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 3, Zoning Districts and 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 providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 5, "Development Standards," amending Section 5-2601, "Bed and breakfast establishments" to modify the existing Bed and breakfast establishments standards and criteria to allow for viable Bed and Breakfast establishments while protecting the character of the surrounding neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

10. 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)

Discussion Item - Planning and Zoning Board

11. Landscape Provisions for the Best Practices Manual.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Dona Spain, ADA Coordinator, at 305.460.5095, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

7/1

16-120/0000129453M



City of Coral Gables Courtesy Public Hearing Notice For Property Owners

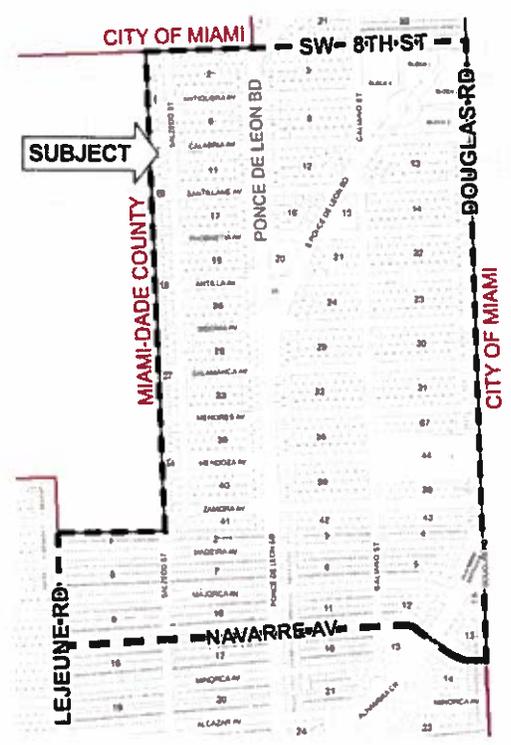
July 1, 2016

Applicant: City of Coral Gables

Application: North Ponce Neighborhood Conservation Overlay District
Zoning Code Text Amendments
Zoning Map Amendment

Property: Portions of the Douglas Section, Section K and Section L (Legal description on file with the City)

Public Hearing Date/Time/Location: Planning and Zoning Board July 13, 2016, 6:00 – 9:00 p.m.
City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134



PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on July 13, 2016 on the following related applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. North Ponce Neighborhood Conservation District Zoning Code Text Amendment

The North Ponce Neighborhood Conservation District has been presented to the Planning and Zoning Board, the City Commission, and the community at past meetings as a discussion item to obtain feedback. The proposed Zoning Code Text Amendment implements those 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.

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.

2. "Bed and Breakfast Establishments" Zoning Code Text Amendment

The "Bed and Breakfast Establishments" section of the Zoning Code is proposed to be amended as a companion item for the implementation of the North Ponce Neighborhood Conservation District. Currently, Bed and Breakfasts are permitted in the North Ponce area of Coral Gables, however since 1993 there have not been any Bed and Breakfasts operated in the City. This Zoning Code Text Amendment includes key updates to the Bed and Breakfast regulations, including historic designation, parking management, and code enforcement provisions, in order to allow for viable Bed and Breakfast establishments to exist in the North Ponce area, while enhancing the character of the neighborhood.

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 5, "Development Standards," amending Section 5-2601, "Bed and breakfast establishments" to modify the existing Bed and breakfast establishments standards and criteria to allow for viable Bed and Breakfast establishments while protecting the character of the surrounding neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

3. North Ponce Neighborhood Conservation District Zoning Map Amendment

The North Ponce Neighborhood Conservation District is proposed as an Overlay District in the Zoning Map, for certain Multi-Family 2 (MF2) properties in the Douglas Section, Section K, and Section L. This Zoning Map Amendment is a companion to the Zoning Code Text Amendments above. A copy of the map is available on file with the City.

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)

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

City of Coral Gables
Planning and Zoning Board Meeting
Wednesday, July 13, 2016
Coral Gables City Commission Chambers
405 Biltmore Way, Coral Gables, Florida

MEMBERS	J13	F10	M9	A13	M11	M17	J8	J13	A10	S14	O12	N9	APPOINTMENT
	'16	'16	'16	'16	'16	'16	'16	'16	'16	'16	'16	'16	
Robert Behar	P	E	P	P	P	E	P	P					Board-As-A-Whole
Marshall Bellin	P	P	P	P	P	P	P	P					Commissioner Vince Lago
Jeffrey Flanagan - Chair	E	P	P	P	P	P	E	P					Commissioner Pat Keon
Julio Grabiell	P	P	E	E	P	E	P	P					Mayor Jim Cason
Maria A. Menendez Vice Chair	P	P	P	P	P	P	P	P					City Manager Swanson-Rivenbark
Alberto Perez	P	E	P	P	P	P	P	P					Commissioner Frank C. Quesada
Frank Rodriguez	E	P	P	P	P	E	P	P					Commissioner Jeannett Slesnick

P = Present

E = Excused

C = Meeting Cancelled

City Staff and Consultants:

Charles Wu, Asst. Asst. Development Services Director
Ramon Trias, Planning & Zoning Director
Megan McLaughlin, City Planner
Jill Menendez, Adm. Assistant

Craig H. Coller, Esq., Special Counsel

Dona Spain, Historic Preservation Officer
Leonard Robert, Economic Development Asst. Director
Javier Betancourt, Economic Development Director
Yamilet Senespleda, Public Work City Engineer

Court Reporter:

Nieves Sanchez

Attachments:

- 07 13 16 Planning and Zoning Board Verbatim Minutes
- 07 13 16 Attendance/Speaker Sign In Sheet
- Comparison of current and proposed development regulations for Giralda Plaza provided by the BID
- Staff's PowerPoint Presentation re: North Ponce Neighborhood Conservation District
- Recommendation re Large -scale development North of Alhambra Circle and Alhambra Plaza entered by Mario Garcia-Serra
- Staff's PowerPoint Presentation re: 728 Navarre Avenue

July 13, 2016 – Local Planning Agency (LPA)/Planning and Zoning Board Meeting

Page 2

- Petition in support of 728 Navarre Avenue entered into the record by Mario Garcia-Serra
- Staff's PowerPoint Presentation re: 33 Alhambra
- Email with Public Works Department Comment re: 33 Alhambra
- Emails entered into the record by Rita Gross re: 33 Alhambra

1 MS. MENENDEZ: We saw some versions that
2 had that step back, remember, on Giralda? And
3 I think we had approved some.

4 MR. GRABIEL: My point is, I think we need
5 to look at it a little bit more.

6 MR. TRIAS: Ms. Menendez is correct. That
7 was the first version you saw, and then it's
8 gone through changes. So, I think, if we bring
9 it back to you, after listening to all of this
10 input, I think you'll be ready to take action
11 at that point.

12 MR. BELLIN: Ramon, I have a question. If
13 you go four stories -- say you go four stories,
14 then you have to provide some parking.

15 MR. TRIAS: Yes.

16 MR. BELLIN: How do you do that in a
17 50-foot wide lot?

18 MR. TRIAS: From the alley. You can have a
19 few parking spaces.

20 MR. BELLIN: It just seems, from a
21 practical standpoint, on these small lots, and
22 there are so many other issues -- to be able to
23 get to those units, you need elevators, you
24 need two means of egress, you need corridors,
25 you need windows. I really don't see how you

1 could develop --

2 MR. TRIAS: I share the same view. The
3 fact of the matter is that the two means of
4 egress by itself makes it very difficult to do
5 multi-story residential in a narrow lot.

6 MR. BELLIN: Okay.

7 CHAIRMAN FLANAGAN: Any more comments?
8 Does everybody agree you're going to be
9 back?

10 MR. TRIAS: I'll try to be back in August,
11 unless you want to cancel the August meeting.

12 CHAIRMAN FLANAGAN: That's both items,
13 sorry, on 6 and 7.

14 MR. COLLER: Do we have a motion to defer
15 until the August date? Is that the desire of
16 the Board?

17 MR. BEHAR: I'll make a motion to defer it.

18 MR. GRABIEL: I second it.

19 CHAIRMAN FLANAGAN: A motion and a second
20 to defer to August 8, which is our next
21 meeting.

22 No further discussion? Jill, call the
23 roll, please.

24 THE SECRETARY: Julio Grabiell?

25 MR. GRABIEL: Yes.

1 THE SECRETARY: Maria Menendez?

2 MS. MENENDEZ: Yes.

3 THE SECRETARY: Alberto Perez?

4 MR. PEREZ: Yes.

5 THE SECRETARY: Frank Rodriguez?

6 MR. RODRIGUEZ: Yes.

7 THE SECRETARY: Robert Behar?

8 MR. BEHAR: Yes.

9 THE SECRETARY: Marshall Bellin?

10 MR. BELLIN: Yes.

11 THE SECRETARY: Jeff Flanagan?

12 CHAIRMAN FLANAGAN: Yes.

13 MR. COLLER: I said, "August date." I
14 didn't say, "8."

15 CHAIRMAN FLANAGAN: Oh, sorry.

16 MR. COLLER: What is the date? Before we
17 get off of this, what would the date be, Ramon,
18 for that meeting?

19 MR. TRIAS: August 10th.

20 MR. COLLER: August 10th, okay.

21 CHAIRMAN FLANAGAN: All right. August
22 10th. So for everybody that's here listening
23 or watching, it will come back August 10th.
24 The meeting starts at six o'clock, here at City
25 Hall.

1 Okay. The next two items, 8 and 9, are
2 related. We'll read them in, and then end up
3 voting on them separately.

4 Item Number 8 is an Ordinance of the City
5 Commission of Coral Gables, Florida providing
6 for text amendments to the City of Coral Gables
7 Official Zoning Code, by amending Article 4,
8 "Zoning Districts," adding Section 4-207,
9 "North Ponce Neighborhood Conservation Overlay
10 District" to modify and supplement the existing
11 Multi-Family 2 standards and criteria to allow
12 appropriate infill and redevelopment that
13 preserves and enhances the character of the
14 neighborhood; providing for a repealer
15 provision, providing for a severability clause,
16 codification and providing for an effective
17 date.

18 Item Number 9 is an Ordinance of the City
19 Commission of Coral Gables, Florida requesting
20 an amendment to the Zoning Map pursuant to
21 Zoning Code Article 3, "Development Review",
22 Division 14, "Zoning Code Text and Map
23 amendments, to create the "North Ponce
24 Neighborhood Conservation Overlay District" for
25 portions of the Douglas Section, Section K, and

Page 85

1 Section L, Coral Gables, Florida; and providing
 2 for severability, repealer and an effective
 3 date. The legal description is on file with
 4 the City.
 5 Mr. Trias.
 6 MR. TRIAS: Thank you, Mr. Chairman. I
 7 have a PowerPoint.
 8 And we have discussed this issues in the
 9 past. So today we have a few specific
 10 recommendations for your discussion. We've had
 11 our public outreach, as you know, and a lot of
 12 public notification.
 13 I really take issue with individuals who
 14 claim that somehow we don't send out the
 15 notification, because we do. We do, and we do
 16 it in multiple ways. We do it in ways that are
 17 required by the Code, and, in fact, many times
 18 we go beyond what the Code requires.
 19 And as you can see here, the process -- the
 20 community plan process has been explained,
 21 advertised multiple times, and the actual
 22 notification for the Conversation District,
 23 which is the section of that North Ponce
 24 planning process that we are bringing before
 25 you, was advertised. We had a mail out to all

Page 86

1 of the property owners in the area, and I had
 2 three Staff people working, for two full days,
 3 folding notices, and they did a wonderful job,
 4 and I hope everybody got their notice.
 5 And, then, in terms of public meetings, we
 6 had a Commission discussion multiple times back
 7 last year and the year before. We had a
 8 Community Visioning Workshop about a year ago.
 9 We also had a Commission meeting last August.
 10 We had a Commission Workshop, and we had -- as
 11 recently as last May, we had a Community
 12 Planning Meeting, which was very well attended,
 13 in one of the local churches in the North Ponce
 14 area.
 15 We've had discussions with the Planning and
 16 Zoning Board, and we will take this to the
 17 Commission.
 18 Now, you may recall, if you attended some
 19 of your sessions, that they were very
 20 interactive and we had a chance to have many
 21 exercises that dealt with visioning. Some of
 22 you may recognize yourselves in the pictures.
 23 Hopefully some of you are there.
 24 Then we've had, as I said, some audits,
 25 walking audits of the area, trying to

Page 87

1 understand it as well as we could.
 2 We've had some specific surveys and some
 3 other ways to provide input. All of that was
 4 collected by Staff. And as a result of that,
 5 we're here today.
 6 In general, I would say that what we heard
 7 was that there was a desire to protect the
 8 unique character of this neighborhood, which
 9 deals with the small scale of historic
 10 buildings and older apartment buildings. And
 11 the fact was that it was difficult to do new
 12 construction and new buildings, given the Code
 13 requirements. And, again, the main issue
 14 appeared to be parking requirements.
 15 In addition, there was a desire to have
 16 better regulations for the Mixed-Use area of
 17 the North Ponce area, and that will come --
 18 that will be coming to you in the future. That
 19 is not what we're dealing with today. Today
 20 we're not dealing with the Ponce de Leon
 21 District. We're going to deal with the
 22 Conservation District, which is the
 23 neighborhood area.
 24 Those are the two Overlays that I proposed
 25 as a way to deal with some of the

Page 88

1 implementation of this community vision of
 2 protecting the beauty and the function of the
 3 neighborhood. In addition, we recommended some
 4 planning and preservations studies and some
 5 capital projects and some community amenities.
 6 Those were strategies that we proposed.
 7 So today we are doing Step Number One.
 8 Step Number One has two related issues. One is
 9 the Conservation District, and the other one is
 10 the Bed and Breakfast establishments, which
 11 happens to be Item Number 10. You did not read
 12 it, because it's a separate item, but they're
 13 related, because it's the same area.
 14 The Zoning Map Amendment is that boundary
 15 of the District, the Conservation District. It
 16 is shown here with the same map that you saw in
 17 the previous item for Giralda. The same color
 18 coding applies. The light color buildings are
 19 pre 1963, the red buildings are after 1963,
 20 which deal with the change in the parking
 21 requirements.
 22 If you look at the area and identify the
 23 historic properties in black, you can see that
 24 there are some historically designated
 25 buildings, and that there are many other

1 buildings that are similar in size and
 2 compatible with that kind of pattern of
 3 development all throughout, but they're not
 4 necessarily designated historic.
 5 So the idea of having a Conservation
 6 District is a way of providing incentives,
 7 without having to do a Historic Preservation
 8 process, which may be a little bit excessive in
 9 many cases, and some of the benefits that are
 10 achieved with that may be achieved in a easier
 11 way, in a simpler way, through the Conservation
 12 District. So that is why Staff is proposing
 13 this idea.
 14 Again, this is the area as it looks in the
 15 aerial photograph. As you can see, it's very
 16 well built out. There are very few gaps. So,
 17 in terms of re-development areas in Florida,
 18 this one is a very good one. It is actually
 19 extremely high quality. And in terms of
 20 Zoning, it's fairly consistent. It's mostly
 21 MF2, which is the multi-family -- the apartment
 22 designation that we have, and the Future Land
 23 Use is also very consistent with that. So that
 24 is the area that we're trying to designate.
 25 Now, in terms of what we're trying to do,

1 there are some similarities to the discussion
 2 that we had with Giralda, in the sense that
 3 just as in other areas in the City, there's a
 4 distinction between the large parcels, the ones
 5 that are 20,000 square feet or larger, and the
 6 kinds of things you can do, meaning you can go
 7 higher, in terms of height, mostly, and we're
 8 not proposing any changes to that. So that
 9 remains the same.
 10 What we're trying to do is to assist and
 11 incentivize the development and preservation of
 12 the smaller parcels, which are the ones that
 13 right now are difficult in the Code.
 14 So there are multiple ways that we're
 15 proposing to deal with this, and one of them is
 16 to continue to encourage the Historic
 17 Preservation Program, which is very good, and
 18 they do an excellent job. And Number Two is to
 19 allow for modifications and additions to
 20 buildings that are pre 1964, not necessarily
 21 historically designated, but all of the older
 22 buildings, to allow for additions in a way that
 23 deals with parking and deals with the
 24 requirements in a way that allows for those
 25 additions to happen.

1 In addition, we're also having some new
 2 requirements for small buildings and some
 3 landscape standards that address the frontage
 4 along the streets, because one of the beautiful
 5 characteristics of the North Ponce is that all
 6 of these small buildings are called Garden
 7 Apartments, and Garden Apartments is a term
 8 that was used later on, in suburban projects
 9 differently, but those are the real Garden
 10 Apartments, the ones that are on North Ponce,
 11 which is that they have 20-foot front yards,
 12 more or less, no parking in the front, trees,
 13 and that is really the beauty and the quality
 14 of the neighborhood.
 15 And this is one example, and this is what
 16 we're talking about. And these are the
 17 buildings from the 1920s. And, as you can see,
 18 they're very urban, in a good sense. They
 19 create good public space. They front the
 20 street properly. They don't have any kind of
 21 parking in the ground floor that is seen and so
 22 on. So all of those things, I think, are very,
 23 very helpful.
 24 So the Historic benefits that are being
 25 proposed is to allow a Bed and Breakfast, and

1 that's already in the books. It's just that
 2 the regulations that we have don't encourage
 3 the Bed and Breakfast use, and to allow home
 4 office, and live work, and allow museums,
 5 pre-schools and schools.
 6 Parking, there's a parking waiver idea, and
 7 the ability to have remote parking, at a
 8 reasonable rate, also in the public parking
 9 lots, in order to be able to encourage the high
 10 quality development of the Historic buildings.
 11 Most of them don't have a lot of parking.
 12 They have some parking. Certainly, I
 13 wouldn't say that there's no parking. There's
 14 parking. But when there's a need for more
 15 parking, it should be done or it could be done
 16 remotely.
 17 There's some economic incentives, such as
 18 the TDR. That's already in the books. We're
 19 trying to explore some other receiving sites.
 20 And then there's also the ability to have some
 21 signage. Right now there's no signage that you
 22 can do, that is free-standing, in those front
 23 yards.
 24 So the Garden Apartment Conservation
 25 Program -- and as you can see, this is the

1 Garden Apartment feel that I was describing
 2 before -- will provide for the Historic
 3 Preservation Staff review of exterior
 4 architectural features, open space and site
 5 work, and variances for rear and side additions
 6 and auxiliary buildings. That deals with
 7 density, FAR, open space and setbacks. And the
 8 most important idea, I think, in terms of a
 9 practical application, is to provide for a
 10 Parking Management Plan. Meaning that you
 11 don't necessarily have to park all of your
 12 parking on-site. You could have some on-site,
 13 but you can have some remotely, and maybe some
 14 even on the street, and explain a Management
 15 Plan that makes sense. And if it is properly
 16 done and appropriate, then it could be
 17 approved. So I think that would be a great
 18 incentive.

19 Again, the idea is to try to have small
 20 scale incremental development that matches the
 21 Historic character.

22 We have proposed some updated standards for
 23 setbacks and ground coverage area and building
 24 height, and they are shown in some of the
 25 diagrams. And then, finally, as I said, we're

1 trying to encourage a more consistent landscape
 2 theme or use of landscape in the frontage. The
 3 landscape standards would apply to yards --
 4 front yards and courtyards, and also the tree
 5 protection component of this will be very
 6 significant. We want to encourage the
 7 protection of trees and the minimizing of
 8 driveways and parking.

9 This is the type of inappropriate front
 10 yard that we see. Once you build this, and you
 11 pave it, then you're losing the character of
 12 the place. So we're trying not to do that.
 13 And instead, for example, this front yard has a
 14 driveway that's incorporated into the design,
 15 so obviously cars are accounted for, but in a
 16 way that is productive.

17 And then the idea of incorporation of the
 18 courtyards, some of the spaces that are shaped
 19 by the buildings, into public space is also
 20 there.

21 Staff has reviewed the Zoning Code and the
 22 required standards and criteria, and we believe
 23 that they're satisfied, and we recommend
 24 approval.

25 I will make a very brief presentation about

1 the Bed and Breakfast Ordinance, which is
 2 coming next, to be a little faster.

3 Bed and Breakfast will apply to basically
 4 the same area of North Ponce. Currently,
 5 there's regulations in the books, since 1993,
 6 that allow for a Bed and Breakfast, and there
 7 has been no application since 1993 that has
 8 been approved.

9 So what happens is that the kind of
 10 regulations that we have in the books made it
 11 very difficult, and mostly the issue was that
 12 they require too much parking. Clearly, if you
 13 have a Historic building, and all of a sudden
 14 you have to provide, let's say, 20 parking
 15 spaces, that is going to be very difficult.

16 So what we are recommending is that
 17 Historic buildings could be used for Bed and
 18 Breakfast, that the parking ratios be replaced
 19 with a Parking Management Plan, meaning some
 20 parking could be done remotely, proposed by the
 21 developer, but reviewed by Staff and approved,
 22 if it's appropriate, and eliminate the annual
 23 review and the revocation that is currently in
 24 the books.

25 So those are the issues that will come

1 before you in Item 10. Thank you very much.

2 In addition, just for your information, we
 3 do have one application currently for a Bed and
 4 Breakfast in a Historic building. This came up
 5 by chance, coincidentally, at the last DRC, and
 6 Staff has reviewed the Zoning Code and the
 7 Comprehensive Plan, and we believe that issues
 8 have been addressed, and we recommend approval
 9 of the changes.

10 CHAIRMAN FLANAGAN: Thank you, Ramon.
 11 Thank you, Ramon.

12 All right. We'll open up the public
 13 hearing. Jill, do we have any speaker cards
 14 for Items 8 or 9?

15 THE SECRETARY: Yes.
 16 Mario Garcia.

17 CHAIRMAN FLANAGAN: Mario, are you here on
 18 the North Ponce Ordinance?

19 MR. GARCIA-SERRA: Yes.

20 CHAIRMAN FLANAGAN: Okay.

21 MR. GARCIA-SERRA: Good evening, Mr. Chair,
 22 Members of the Board. Mario Garcia-Serra, with
 23 offices at 600 Brickell Avenue, representing
 24 this evening two different property owners
 25 within the proposed North Ponce Conservation

1 District.

2 The first one is Fipro Holdings, LLC, the

3 owner of the properties at 910 and 1206 Douglas

4 Road. And also Santillane Holdings, LLC, the

5 owner of the property at 1002 Douglas Road.

6 Those three properties are indicated here on

7 this aerial photograph. That main roadway you

8 see going right in front of the property, as

9 indicated, of course, is Douglas Road. To the

10 north you have the Douglas Entrance complex,

11 and, then, towards the west, over here, is

12 Ponce de Leon Boulevard, with that diagonal

13 road being East Ponce de Leon Boulevard.

14 Attempting to incentivize the preservation

15 and adaptive reuse of Historic buildings is

16 commendable. Trying to preserve some of the

17 lower scale characteristics of certain parts of

18 the North Ponce area, such as the side streets,

19 also has merit. However, the significant

20 objection which we have to this proposed

21 Conservation District is that the area along

22 Douglas Road has been forgotten.

23 And let me provide you with a handout to

24 explain further what I mean by that. What

25 you're going to be receiving is an excerpt from

1 the original Visioning Workshop Report, which

2 was the initial document prepared after the

3 initial meetings with the community, with

4 recommendations as to what should be realized

5 as the planning process continued.

6 And, as you'll see, I've highlighted there

7 Recommendation 1.2, which reads as follows,

8 "Develop a Douglas Road strategy in

9 collaboration with the City of Miami that

10 establishes a shared vision of future

11 development to provide assurance on height and

12 density for property owners and a unified

13 experience for Douglas Road as the eastern

14 boundary of the City of Coral Gables."

15 Nowhere in this proposed Conservation

16 District are any of those goals considered or

17 incorporated. Instead, all of the properties

18 fronting Douglas, some of which are significant

19 assemblages, are all lumped together in the

20 same Overlay District, which is really directed

21 towards the conservation of smaller buildings

22 and smaller lots.

23 Ignoring the characteristics of Douglas

24 Road is to ignore the reality and not good

25 planning. Douglas Road is a major roadway and

1 the boundary of the City of Coral Gables. It

2 should not be regulated in the same manner as a

3 side street, such as Venetia, Antilla or

4 Sidonia.

5 Here's one of the properties I represent.

6 It's the first one as you go north to south,

7 910 Douglas Road, and you'll see -- it's the

8 yellow buildings here, upfront there, in close

9 proximity to already considerable existing

10 height, density and FAR.

11 The existing situation on Douglas Road is

12 not one that should be conserved. We have

13 buildings that are out of scale with the street

14 that they are facing, and new development that

15 has taken place on both, the Coral Gables and

16 City of Miami sides of Douglas Road.

17 This vantage point, looking north on

18 Douglas Road, shows you a little bit more of

19 what you saw on the previous picture, of the

20 buildings that are close to Douglas Entrance,

21 as well as some of the new construction that's

22 happening on the Miami side of Douglas Road.

23 I'm not saying that we should permit

24 buildings as tall as the buildings that are at

25 Douglas Entrance, along the west side of

1 Douglas, but I don't think that the existing

2 situation should be preserved, and I think that

3 we should have regulations which incentivize

4 re-development of an appropriate scale so as to

5 serve as a transition area to the Conservation

6 District.

7 Accordingly, I would ask that you direct

8 Staff to re-consider what should be the

9 appropriate eastern boundary of the

10 Conservation District, and to develop a unique

11 set of regulations for the properties fronting

12 Douglas Road that attempts to facilitate a

13 shared vision for the re-development of this

14 corridor, which can be realized regardless of

15 lot size, and would bring about appropriate

16 re-development for this area, which is one of

17 the front doors to the City of Coral Gables.

18 With that said, I'm very conscious of the

19 fact that I'm here not representing an

20 applicant, but just commenting on behalf of a

21 property owner, so that's the extent of my

22 comments. We have a few more pictures of the

23 area on boards which we could show, but I will

24 defer, of course, so you can continue your

25 public hearing, but available for any questions

1 or comments that you might have.
 2 CHAIRMAN FLANAGAN: Thank you.
 3 Any other speakers, Jill?
 4 THE SECRETARY: Vicky Busot.
 5 MS. BUSOT: Good evening everybody. My
 6 name is Vicky Busot. My family owns a little
 7 building right there where Ponce becomes East
 8 Ponce and I also live in the area. I live
 9 at --
 10 MR. WU: Ma'am, can you speak closer to the
 11 mike?
 12 MS. BUSOT: I live at 117 Boabadilla, which
 13 is north of 8th Street.
 14 So I came to the meeting today to learn as
 15 much as I could about these two amendments, and
 16 I have a couple of questions.
 17 I'm sorry. One of them is along the lines
 18 of what this gentleman was talking about, too.
 19 One of our concerns is -- and a few of the
 20 neighbors are here from north of 8th Street --
 21 is whether or not the Commission would consider
 22 extending the boundaries to include us, that
 23 little section of Coral Gables which is north
 24 of 8th Street, and the reason I'm saying that,
 25 and, again, I don't know if it's possible,

1 whether it would be pertinent or -- is because
 2 we do have, you know, a certain flavor in that
 3 neighborhood, and we wouldn't want to see huge
 4 buildings on Ponce without any kind of
 5 regulation by the Coral Gables Board.
 6 So that's one of my questions, whether it
 7 would be a good thing or a bad thing to include
 8 our neighborhood there.
 9 And my other point is, as I said before, my
 10 family owns a little building right there where
 11 Ponce becomes East Ponce, and I love the
 12 development or the way they're doing it. I
 13 love the little Garden Apartments, the little
 14 Garden Buildings, and I appreciate what the
 15 Commission is doing, and I think we should
 16 conserve that. And that's the extent.
 17 CHAIRMAN FLANAGAN: Thank you.
 18 THE SECRETARY: Kenneth Garcia and Jennifer
 19 Garcia.
 20 MR. GARCIA: Good evening. Kenneth Garcia,
 21 20 Alhambra Circle, Number 8. I am a resident
 22 and property owner in the North Ponce
 23 neighborhood. And I attended the meetings that
 24 the City had. I thought the meetings were very
 25 helpful. And I generally support the efforts

1 for the Conservation District, specifically.
 2 One of the issues that comes up in this
 3 neighborhood is that, there's perverted
 4 incentives to consolidate parcels to create
 5 larger buildings to hit that threshold to get
 6 into the Mixed-Use category. And what makes
 7 this neighborhood unique, really, is that it
 8 provides a great mix of small urban buildings,
 9 that are really sorely missing in a region
 10 that's made up almost entirely of single-family
 11 houses, mid to high-rise condo buildings, and
 12 very little in between.
 13 North Ponce is one of the few places that
 14 has that in between scale, and I think it's
 15 very important to find ways to not only
 16 preserve what's there, but encourage any
 17 re-development to be in keeping with that
 18 scale. Thank you.
 19 CHAIRMAN FLANAGAN: Thank you.
 20 THE SECRETARY: Jennifer Garcia.
 21 MS. GARCIA: My name is Jennifer Garcia. I
 22 live at 20 Alhambra, Unit Number 8, and I'm
 23 real excited that the City is doing this. I
 24 ask that you not be scared off, I guess,
 25 concerned, about the parking, because this is

1 really like the only neighborhood in Coral
 2 Gables that's really transit served. The
 3 trolley is there. The trolley is getting
 4 better and better. There's more investment in
 5 the trolley, to happen more at regular hours
 6 and days, and I ask that you just not be
 7 concerned about that.
 8 Also, people who are moving into North
 9 Ponce are people like me, that use Uber, that
 10 use Lyft, that are excited about Zipcar going
 11 to Downtown. We get around by foot or by bike,
 12 and the parking is not really an issue for us.
 13 So I just ask you not to be concerned about
 14 that, and I think it's a great, great thing
 15 that can happen to North Ponce and I'm looking
 16 forward to it. Thanks.
 17 CHAIRMAN FLANAGAN: Thank you.
 18 THE SECRETARY: No more speakers.
 19 CHAIRMAN FLANAGAN: No more speakers?
 20 MR. RODRIGUEZ: Is he sworn in?
 21 MR. BERNAL: Good evening. My name is
 22 Enrique Bernal. I'm a resident at 1607 Ponce
 23 de Leon Boulevard. That is the Ponce de Leon
 24 Condominiums. I'm also in the Board of
 25 Directors of that Association, and I have been

1 active in the City, in the Sustainability
2 Advisory Board. I have attended many of these
3 meetings.

4 I did attend the neighborhood meetings that
5 Mr. Trias held, and it was very well done, very
6 helpful. And yet we're dealing -- you know,
7 we're living with a reality that seems to be
8 very different from what is spoken about in
9 these meetings, and it has to do with the
10 traffic risk that we live with every day.

11 In our neighborhood, there is at least one
12 accident per week. Some of them are very major
13 accidents. Like the owner of Coulter Discount,
14 that was driven into the window of his store,
15 by a car, and he's been in the hospital for
16 twelve weeks. He still cannot walk. He's had
17 five surgeries. He needs to have more.

18 We have SUVs that have flipped on Ponce and
19 ended up with the wheels up.

20 We have a situation where we have eight
21 blocks without traffic lights, between Minorca
22 and Salamanca. There are no street lights.

23 In front of our building, we have a
24 pedestrian light, that is fully capable of
25 being used as a traffic light, but it's not,

1 density of the population, and all of the
2 additional cars and everything, you know, in
3 Ponce, in addition, you have created a
4 situation where, in an urge to get revenue, the
5 City has created all of these parking spaces
6 right up to the corners of the side streets in
7 Ponce. So when you try to cross Ponce you have
8 to take your car halfway out in order to see
9 the oncoming traffic. And that is just causing
10 all of these huge problems. I mean, it is a
11 huge health risk.

12 And, you know, what happens is, these
13 meetings here don't reflect the reality. And,
14 then, when the reality comes to happen, then
15 the City says, "We cannot put anything to slow
16 down the traffic. We cannot put street
17 lights."

18 You know, how do we get some accountability
19 to these Boards that make these major decisions
20 that affect our daily lives, so that the
21 citizens can live in peace? We came to Coral
22 Gables to live in a situation where we feel
23 that we're safe, protected, and everything, but
24 that's not the reality that we live in North
25 Ponce, and I don't see that any of these Boards

1 and the switches don't work.

2 The situation that we have is that people
3 that start in Minorca, the next light they see
4 is eight blocks away, and they just step on the
5 gas. They fly through our building at 50 miles
6 an hour or more.

7 We have talked to the police. They have
8 been somewhat helpful. They have now some
9 speed display things in the area. They come at
10 6:30 in the morning and park the police car
11 there, when there is no traffic. They never
12 come between 7:30 and 9:00, when all of this is
13 happening.

14 But, you know, the thing that I would like
15 to plead with you is, you know, I come to all
16 of these meetings and everybody says that you
17 can put more units and you don't need any
18 parking, and the traffic studies say that
19 that's okay. Then, you know, what we
20 experience is people driving around, looking
21 for parking, and driving at excessive speeds.

22 And the City takes and excuses itself by
23 saying, "Ponce is a County road, and there is
24 nothing we can do about traffic." But all of
25 these decisions you made, that increase the

1 are really paying attention to the health and
2 safety issues.

3 I have tried to get reports of the traffic
4 fatalities and the accidents, and it's a major
5 hassle. Everybody says, "You have to go
6 through the City Attorney and everything else."

7 But I urge you, please, when you look at
8 this business of, you know, adding more
9 140-foot tall buildings and all of this stuff,
10 look at what is happening to the health and
11 safety of this neighborhood, because nobody is
12 looking at it.

13 And, you know, those of us that live here
14 don't feel represented here.

15 CHAIRMAN FLANAGAN: All right. Thank you.
16 Jill, no other cards?

17 THE SECRETARY: No.

18 CHAIRMAN FLANAGAN: Okay. We'll close the
19 public hearing.

20 MR. RODRIGUEZ: I have one question.

21 Mario, I have a question. Can you tell me,
22 your two property owners, what is it that they
23 can do now -- or that they can do and they may
24 want to do now, that they wouldn't be able to
25 do if the proposal was passed?

1 MR. GARCIA-SERRA: It varies, depending on
2 which site we're talking about. Of the three,
3 two of them are above 20,000 square feet. And
4 so those aren't necessarily being deprived of
5 any property rights by what's being proposed to
6 you today, but I'm sort of putting forward that
7 what we need to do is actually incentivize some
8 sort of re-development of those properties
9 along there.

10 So we should be looking at the Ponce
11 corridor, the Conservation District, and I
12 think we should also be looking at the Douglas
13 corridor, because, indeed, it is a significant,
14 you know, major roadway, which is appropriate
15 for something higher than a two or three-story
16 apartment building.

17 So if it's over 20,000 square feet, there's
18 nothing that directly those properties are
19 being deprived of. There is one of those three
20 properties that is less than 20,000 square
21 feet, and that now, right now, would be
22 permitted a height of six stories or 72 feet,
23 and it would be knocked down to three stories
24 or 45 feet by this regulation.

25 Again, three stories, fronting a street

1 like Douglas, where you already have Douglas
2 Entrance, you have what's going on in the City
3 of Miami across the street, I think, from a
4 planning perspective, just isn't appropriate
5 for a street of that significance.

6 MR. RODRIGUEZ: Thank you, Mario.

7 MR. GARCIA-SERRA: Sure.

8 CHAIRMAN FLANAGAN: Anybody else have any
9 questions or comments?

10 MR. GRABIEL: I have one. I love that
11 neighborhood. I mean, when we first moved to
12 Coral Gables, that's where we lived for many
13 years. So I'm attached to it. And one of my
14 children used to live there, so we used to
15 visit all of the time.

16 And I think, if you ever stand at the
17 Douglas Entrance and you look south, you see
18 the difference between the City of Miami and
19 Coral Gables. Coral Gables is green. City of
20 Miami is not. There's something about the
21 reaction that you get when you enter the City
22 of Coral Gables from any of our major
23 entrances, Coral Way, Bird Road. You see a
24 difference in the quality of life and the
25 landscaping and everything else, and I think

1 preservation of this neighborhood, with that
2 character of lower scale buildings and green,
3 is what we really should look at in there, and
4 not think of this as a place where we can start
5 putting a lot of buildings.

6 So the conservation approach for the
7 District, I think, is the way we should take
8 it, and not look at it any other way. We're
9 proud of being Coral Gables. We're proud of
10 being green. And there's no reason why we need
11 to change that.

12 CHAIRMAN FLANAGAN: Marshall.

13 MR. BELLIN: What happens, Frank, is, if
14 this proposal goes through, if you have 20,000
15 square feet, you can go to 97 feet. Your FAR
16 is 1.9. That's as of right.

17 If you have less than 20,000 square feet,
18 you'll lose about 20 percent of your
19 development rights if this proposal goes
20 through. And the reason is that if you limit
21 it to 45 feet --

22 UNIDENTIFIED SPEAKER: Can you repeat about
23 the 97 feet?

24 MR. BELLIN: Okay. You're allowed 70 feet.
25 With Med Bonus, you're allowed two extra

1 stories and 27 additional feet. So you get to
2 97 feet.

3 (Inaudible speaking.)

4 MR. BELLIN: No, that's the Code.

5 CHAIRMAN FLANAGAN: I'm sorry, we can't be
6 conversing back and forth between the audience,
7 because (A) it's just improper, but also the
8 court reporter and people on TV can't catch it.

9 MR. BELLIN: Okay. So what happens is,
10 let's say I have 15,000 square feet, a piece of
11 property, what this does is, it limits me,
12 because my FAR start -- if you're at 45 feet,
13 your FAR starts at one. If you have over
14 20,000 square feet, it starts at 1.4. So you
15 can get to 1.9, with the Med Bonus.

16 With the smaller parcels, you can get to
17 1.5, with the Med Bonus, but there are Site
18 Specifics in this whole area, which covers from
19 Douglas to Salzedo and from 8th Street to
20 Section L and K, and that gives you an
21 exemption, as of right now, so if you don't
22 have 20,000 square feet, you're still entitled
23 to build to 70 feet or six stories.

24 If the Site Specifics disappear and this
25 goes through, you can see what it does to a

1 person's development rights, and I don't know
 2 how we get around that issue, but that's
 3 significant.
 4 So what it's going to do is incentivize
 5 people to put together 20,000 square feet or
 6 more to re-develop.
 7 MR. RODRIGUEZ: Thank you.
 8 CHAIRMAN FLANAGAN: Anybody else?
 9 MR. BEHAR: You know, I respectfully
 10 disagree with my colleague here. I love the
 11 idea of the preservation -- the conservation,
 12 but I think this is -- somewhat, if we do --
 13 and Marshall I think tried to explain it, we
 14 could be taking development rights that a
 15 current owner has, and I don't feel -- seems
 16 like a taking, and maybe Mr. Trias, I see him
 17 walking up -- not yet --
 18 CHAIRMAN FLANAGAN: Or Probably more like
 19 Mr. Collier.
 20 MR. BEHAR: -- you know --
 21 MR. COLLER: I believe that Mr. Trias can
 22 explain that this is in addition to what is
 23 already permitted.
 24 MR. TRIAS: I am very concerned that I'm
 25 hearing things that are not being proposed.

1 The things you can do now are allowed. We're
 2 just adding extra things.
 3 MS. MENENDEZ: You're not restricting?
 4 MR. TRIAS: Right, we have not.
 5 In terms of Mr. Garcia-Serra's issues, the
 6 20,000 square foot requirements are still
 7 valid, so there's really no -- I mean, maybe
 8 there's not a vision and maybe there should be,
 9 and maybe we can work on that, but in terms of
 10 development rights, it's the same rights.
 11 Mr. Bellin, I don't know why you think that
 12 we have changed the FAR, because we're not.
 13 We're not doing that.
 14 MR. BELLIN: What the Code says, Ramon, and
 15 we've discussed this a number of times, if
 16 you're below 45 feet or lower, your FAR starts
 17 at one. What you're saying is, the small
 18 parcels can't go higher than 45 feet or three
 19 stories. That's what this says.
 20 MR. TRIAS: I'm not sure I agree with that,
 21 because we're not -- the intent is not to
 22 change any of the requirements.
 23 CHAIRMAN FLANAGAN: I don't see that in
 24 here.
 25 MR. BELLIN: Well, if you go to, let's say,

1 New Construction, MF2 Family District --
 2 CHAIRMAN FLANAGAN: What page of the Staff
 3 recommendation are you on?
 4 MR. BELLIN: Page 12.
 5 CHAIRMAN FLANAGAN: Okay.
 6 MR. BELLIN: Go to E. Large Scale
 7 Developments, 20,000 square feet, stay the
 8 same. Small scale, and you go down to the
 9 setback requirements, ground coverage, building
 10 heights, "Maximum building height shall be
 11 three stories or 45 feet."
 12 So if you have less than 20,000 square
 13 feet, which is a small scale development, you
 14 can only go to 45 feet, and if you can only go
 15 to 45 feet, then what the Code says, your FAR
 16 starts at one, not 1.4.
 17 So you've taken away about 20 percent of
 18 the development rights.
 19 MR. TRIAS: Mr. Bellin --
 20 MR. BELLIN: Yes.
 21 MR. TRIAS: -- in addition to this, we have
 22 the Site Specifics, which is the issues that
 23 you're talking about. We're not changing the
 24 Site Specifics.
 25 Now, you and I have had discussions on the

1 fact that maybe we should. Maybe we should
 2 change the Site Specifics.
 3 MR. BELLIN: I agree with it.
 4 MR. TRIAS: And you agree with me. So
 5 there's no disagreement here.
 6 What we have here is not changing the Site
 7 Specifics. And if that is not clear, then we
 8 can clarify that.
 9 MR. BELLIN: But the Site Specifics give
 10 you an exemption where you don't need 20,000
 11 square feet.
 12 MR. TRIAS: Right. Right.
 13 MR. BELLIN: So if you want to take them
 14 away, and I think they --
 15 MR. TRIAS: No, but we have not proposed
 16 that with this document, okay? Now, we may
 17 propose it in the future. Who knows? I mean,
 18 it's something that is up to you and it's a
 19 policy issue. But right now, I mean, your
 20 concern is not related to the document that you
 21 have before you.
 22 MR. BELLIN: It is. It's related to
 23 building height. What you're saying is, the
 24 maximum building height should be three stories
 25 or 45 feet. That's what you're proposing.

1 MR. TRIAS: That's what the Code says now,
 2 generally. In addition, the Code, for this
 3 area, has the Site Specifics that you're
 4 referring to, that allow taller buildings and
 5 more FAR. We are not taking that away.
 6 Now, that doesn't apply to every property.
 7 That applies in Site Specific areas.
 8 MR. BELLIN: It applies to every property
 9 in the Douglas section, every property.
 10 MR. TRIAS: Right, but not every property
 11 in North Ponce, and that's --
 12 MR. BELLIN: Pretty much.
 13 MR. TRIAS: Pretty much, but not all of
 14 them. But what I'm saying is that, that is one
 15 of the issues of the Code that we are not
 16 changing, and maybe we should discuss it at
 17 some point in the future, because it does
 18 create a lot of confusion.
 19 MR. BELLIN: I guess all I'm saying is, I
 20 don't think it's right to take away people's
 21 development rights, and if you're saying we're
 22 not, that's okay. I think that's fair.
 23 MR. TRIAS: We're not, with this document,
 24 right? I mean, the City Attorney --
 25 MR. COLLER: I want to just clarify. As I

1 understand it, this Overlay is additional
 2 rights -- excuse me -- beyond that which is
 3 already permitted in the Code. So I think you
 4 have to -- you can't look at this without
 5 looking at what's already permitted. So this
 6 is in addition to -- and correct me, Ramon, if
 7 I'm wrong, this is in addition to whatever you
 8 already have.
 9 MR. BELLIN: Tell me what the addition is.
 10 MS. MENENDEZ: The allowance for Bed and
 11 Breakfast.
 12 CHAIRMAN FLANAGAN: What's the addition?
 13 MR. BELLIN: What's the addition in terms
 14 of FAR, in terms of height? What is the
 15 addition?
 16 MS. MENENDEZ: It's not in here.
 17 MR. TRIAS: The main addition is in terms
 18 of parking.
 19 MS. MENENDEZ: I didn't see anything on
 20 FAR.
 21 MR. TRIAS: Yeah. Right. We're not
 22 changing FAR. We're not changing -- but we are
 23 providing multiple ways to deal with parking,
 24 which is the main impediment for small scale
 25 development.

1 Now, the only thing that's a little bit
 2 different, in terms of the requirements, may be
 3 the landscape requirements in the front. That
 4 may be new. That's true. But I don't think
 5 that's a detriment to development. That should
 6 be an incentive.
 7 MR. BELLIN: It seems to me, if that's the
 8 case, then what is all this about? Why is
 9 there even an issue with respect to height?
 10 MR. TRIAS: Well, that just states what's
 11 allowed in the Code. If you think that's
 12 confusing, we could change it.
 13 MR. BELLIN: Well, it is, because it
 14 certainly doesn't do that for large scale
 15 developments. It says, whatever you're
 16 allowed, you're allowed.
 17 MR. BEHAR: It is a bit confusing.
 18 MR. TRIAS: I don't disagree, and the Code
 19 is confusing as it is now. So we're trying to
 20 make it more clear.
 21 MR. BELLIN: Okay.
 22 MR. TRIAS: And it's going to be a step by
 23 step effort, because the North Ponce planning
 24 efforts have many, many components, and this is
 25 just one of them. This has to do with the

1 Conservation District, which is designed to
 2 encourage small scale incremental preservation
 3 minded development. That's just one issue.
 4 Now, we're not changing any of the other
 5 issues with this document.
 6 Now, soon I do anticipate to bring the
 7 Mixed-Use Overlay for the Ponce area, for Ponce
 8 de Leon, which is going to be much more
 9 interesting from the point of view --
 10 MR. BELLIN: And complicated.
 11 MR. TRIAS: Yes. And the fact that this is
 12 confusing, that is the existing condition of
 13 the Code. So we're trying to see if we can
 14 make it a little bit simpler.
 15 MS. MENENDEZ: Where you say here, because
 16 I'm looking at the slides that are presented in
 17 Page 6, "Implementation Step One," you put,
 18 "Neighborhood Conservation District Zoning Text
 19 and Map Amendment."
 20 MR. TRIAS: Yes.
 21 MS. MENENDEZ: So what are the Zoning Text
 22 and Map Amendments?
 23 MR. TRIAS: The map, that is the map that
 24 is in the other slides.
 25 MS. MENENDEZ: Where you outline what is

1 part of the Conservation?
 2 MR. TRIAS: Right. And the text is in the
 3 Staff Report, which is Pages 10 and 11 and 12.
 4 MS. MENENDEZ: And that's where you're
 5 basically saying that nothing has changed, you
 6 haven't added; what you've have done is, you
 7 pulled it and put it as a part of this?
 8 MR. TRIAS: We've added to the Code. We
 9 haven't taken out anything from the Code.
 10 MS. MENENDEZ: Right, but have you provided
 11 more restrictions on property owner's rights?
 12 I think that's what these gentlemen have a
 13 concern about.
 14 MR. TRIAS: I don't see it that way. The
 15 only possible issue may be some of the extra
 16 landscape requirements that are being required
 17 in the front.
 18 MS. MENENDEZ: Okay. And then the second
 19 item that's here as part of this Implementation
 20 Step One, is the Bed and Breakfast
 21 establishment, where you're allowing for the
 22 Bed and Breakfast via -- you know, be more
 23 lenient with parking, and things like that.
 24 MR. TRIAS: Yes. And that's an Ordinance
 25 by itself. That is Number 10.

1 MS. MENENDEZ: I saw that, yeah.
 2 MR. COLLER: Also, I would direct your
 3 attention to 4-207 Subsection B -- this is on
 4 Page 10 -- which talks about that all of the
 5 uses that are permitted in the underlying
 6 Zoning District are still applicable.
 7 So I'm not sure -- I don't know, maybe that
 8 could be expanded a little bit or maybe put
 9 somewhere else in here, but it does explain
 10 that these Zoning District regulations are
 11 still applicable.
 12 MS. MENENDEZ: But those are uses. Yeah,
 13 those are uses.
 14 MR. COLLER: Right.
 15 MR. TRIAS: Now, we are adding a few uses.
 16 So that's a benefit, I believe. We're adding
 17 Bed and Breakfast, home office and live work.
 18 So there are some minor changes that are
 19 additions to the Code, but we're not deleting
 20 anything.
 21 CHAIRMAN FLANAGAN: So, Ramon, just to
 22 Marshall's concern and maybe what Robert thinks
 23 is confusing, you're saying that what's in here
 24 is not intended to limit or restrict
 25 development rights, it's to stay within

1 whatever is in the Code now, and that may need
 2 to be clarified going forward, you're saying?
 3 MR. TRIAS: Yeah.
 4 MR. BELLIN: Jeff, if I'm reading this --
 5 CHAIRMAN FLANAGAN: But hear me. Hold on.
 6 You didn't hear me finish my sentence.
 7 He said -- I think Ramon agrees that it
 8 needs to be clarified going forward.
 9 MR. TRIAS: Yeah. I agree. I agree.
 10 Obviously, it has to be clarified. Mr. Bellin
 11 is the top expert on the North Ponce Code and
 12 he -- clearly, I need to clarify this.
 13 MR. BELLIN: Well, but here's what happens:
 14 If I don't know the Code, and I read this, then
 15 I think, in my head, well, if I have 15,000
 16 square feet -- and I'll bet you all of these
 17 people sitting here think the same thing -- if
 18 I have 15,000, 10,000 square feet, I can only
 19 go to 45 feet or three stories. That's what it
 20 says here. There's no reference to Site
 21 Specifics, which is important. And that's
 22 really all I'm saying.
 23 MR. TRIAS: Fair enough. I agree.
 24 CHAIRMAN FLANAGAN: So we need to clarify
 25 it going forward.

1 MR. TRIAS: Sure.
 2 CHAIRMAN FLANAGAN: Okay.
 3 MR. COLLER: That's fine.
 4 CHAIRMAN FLANAGAN: Any other --
 5 MS. MENENDEZ: So this needs to come back?
 6 MR. WU: Not necessarily. We feel that we
 7 can clarify it, after your guidance, that we
 8 make it clear in the revision for the City
 9 Commission.
 10 MR. BEHAR: How do we know?
 11 CHAIRMAN FLANAGAN: Marshall, do you want
 12 to vote it forward or do you want to see it
 13 come back?
 14 MR. BELLIN: I'd like to put it through to
 15 the Commission and let them take a look at it.
 16 MR. TRIAS: What I would like to do is meet
 17 with Marshall next week, maybe, and work on the
 18 language, and I have no problem bringing it
 19 back to you. It's up to you. Whatever you
 20 want.
 21 MS. MENENDEZ: I think -- you know, I don't
 22 have a preference either way, but I think the
 23 message is, they don't want to restrict current
 24 property owner's rights.
 25 MR. RODRIGUEZ: But that's not happening.

1 MS. MENENDEZ: I know that. I know that.
 2 But he needs to clarify this, to give them that
 3 comfort level. I understand it. I read it.
 4 MR. RODRIGUEZ: I'm comfortable -- I trust
 5 Ramon Trias to take care of this. I don't
 6 think it's a huge deal. So I would move to
 7 approve pursuant to the City's recommendation.
 8 MR. BELLIN: And I'll second that.
 9 CHAIRMAN FLANAGAN: We have a motion and a
 10 second.
 11 Further discussion?
 12 MR. WU: And to clarify, this is the North
 13 Ponce Conservation District item.
 14 CHAIRMAN FLANAGAN: This is Item Number 8.
 15 We need to do them separately. So this is the
 16 Text Amendment to the Zoning Code.
 17 Okay. We have a motion and a second.
 18 There was no further discussion. Jill, if
 19 you'll call the roll, please.
 20 THE SECRETARY: Maria Menendez?
 21 MS. MENENDEZ: Yes.
 22 THE SECRETARY: Alberto Perez?
 23 MR. PEREZ: Yes.
 24 THE SECRETARY: Frank Rodriguez?
 25 MR. RODRIGUEZ: Yes.

1 THE SECRETARY: Maria Menendez?
 2 MS. MENENDEZ: Yes.
 3 THE SECRETARY: Jeff Flanagan?
 4 CHAIRMAN FLANAGAN: Yes.
 5 Item Number 10 on the agenda, we just
 6 heard, I think, most of it, but we haven't read
 7 it in, so we'll read it in and see if there's
 8 any further discussion.
 9 It's an Ordinance of the City Commission of
 10 Coral Gables, Florida providing for text
 11 amendments to the City of Coral Gables Official
 12 Zoning Code, by amending Article 5,
 13 "Development Standards," amending Section
 14 5-2601, "Bed and Breakfast establishments" to
 15 modify the existing Bed and Breakfast
 16 establishments standards and criteria to allow
 17 for viable Bed and Breakfast establishments;
 18 providing for a repealer provision, providing
 19 for a severability clause, codification and
 20 providing for an effective date.
 21 So, Ramon, was your presentation on this
 22 the portion that you gave on the prior two?
 23 MR. TRIAS: Yes. Yes. And, here, just to
 24 clarify, in this item, we are taking -- we're
 25 striking through a few things that are in the

1 THE SECRETARY: Robert Behar?
 2 MR. BEHAR: Yes.
 3 THE SECRETARY: Marshall Bellin?
 4 MR. BELLIN: Yes.
 5 THE SECRETARY: Julio Grabiell?
 6 MR. GRABIEL: Yes.
 7 THE SECRETARY: Jeff Flanagan?
 8 CHAIRMAN FLANAGAN: Yes.
 9 Now we need a motion on Item Number 9,
 10 which is the Amendment to the Text and Map
 11 Amendments.
 12 MR. RODRIGUEZ: So moved.
 13 MS. MENENDEZ: Second.
 14 CHAIRMAN FLANAGAN: Any further discussion?
 15 Hearing none, Jill, call the roll, please.
 16 THE SECRETARY: Alberto Perez?
 17 MR. PEREZ: Yes.
 18 THE SECRETARY: Frank Rodriguez?
 19 MR. RODRIGUEZ: Yes.
 20 THE SECRETARY: Robert Behar?
 21 MR. BEHAR: Yes.
 22 THE SECRETARY: Marshall Bellin?
 23 MR. BELLIN: Yes.
 24 THE SECRETARY: Julio Grabiell?
 25 MR. GRABIEL: Yes.

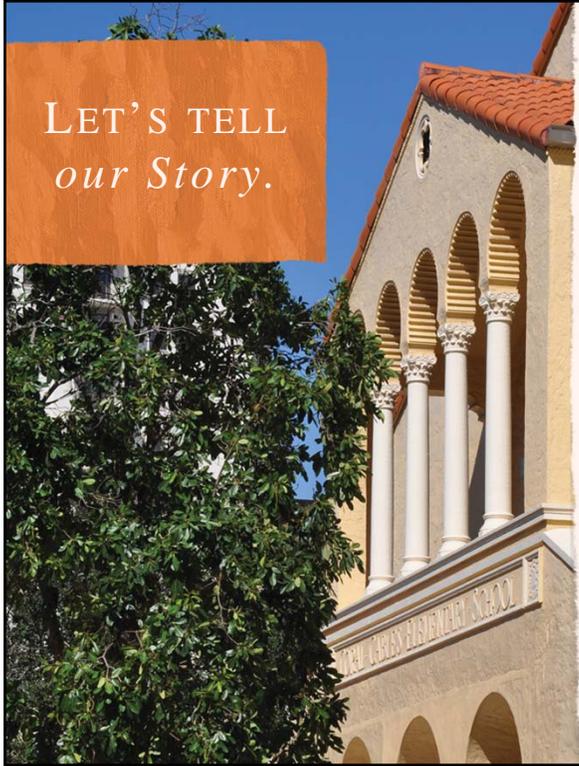
1 Code, but those things that we're striking
 2 through are making it difficult to do Bed and
 3 Breakfast. So I believe whatever we're taking
 4 out is in the interest of the development of
 5 the Bed and Breakfast use.
 6 MR. GRABIEL: I move for approval.
 7 CHAIRMAN FLANAGAN: And you're
 8 incorporating your prior presentation into
 9 this, correct?
 10 MR. TRIAS: Yes.
 11 CHAIRMAN FLANAGAN: Okay.
 12 MR. RODRIGUEZ: I second.
 13 CHAIRMAN FLANAGAN: We have a motion and a
 14 second. Do we have further discussion?
 15 MS. MENENDEZ: I thought we already did
 16 that.
 17 CHAIRMAN FLANAGAN: No, we have not.
 18 MR. COLLER: This is a public hearing.
 19 CHAIRMAN FLANAGAN: Yeah, my apologies.
 20 This is a public hearing item. Is there
 21 anybody here to speak on Item Number 10 on the
 22 agenda, regarding Bed and Breakfast?
 23 Hearing or seeing none, the public hearing
 24 is closed.
 25 All right. We have a motion and second.

1 Any further discussion?
 2 Seeing none, Jill, call the roll, please.
 3 THE SECRETARY: Frank Rodriguez?
 4 MR. RODRIGUEZ: Yes.
 5 THE SECRETARY: Robert Behar?
 6 MR. BEHAR: Yes.
 7 THE SECRETARY: Marshall Bellin?
 8 MR. BELLIN: Yes.
 9 THE SECRETARY: Julio Grabiell?
 10 MR. GRABIEL: Yes.
 11 THE SECRETARY: Maria Menendez?
 12 MS. MENENDEZ: Yes.
 13 THE SECRETARY: Alberto Perez?
 14 MR. PEREZ: Yes.
 15 THE SECRETARY: Jeff Flanagan?
 16 CHAIRMAN FLANAGAN: Yes.
 17 All right. Item Number 11.
 18 MR. BELLIN: Jeff, I've got to recuse
 19 myself for 11 -- for both of those projects,
 20 so --
 21 MS. MENENDEZ: See you.
 22 MR. BELLIN: -- I'm out of here.
 23 CHAIRMAN FLANAGAN: Thank you, Marshall.
 24 MR. BELLIN: Have a good night.
 25 MR. BEHAR: Can we take, before we start --

1 Lot 6 and Lot 7 less east 15 feet, Block 25,
 2 Coral Gables Section "B" (734 Navarre Avenue);
 3 including required conditions; providing for a
 4 repealer provision, providing for a
 5 severability clause, and providing for an
 6 effective date.
 7 MR. TRIAS: Thank you, Mr. Chairman.
 8 Can I have the PowerPoint, please?
 9 We have a lot split here that is within a
 10 single-family neighborhood. You can see the
 11 aerial photograph. It's fully developed and
 12 the scale is very typical of the City of Coral
 13 Gables.
 14 The request is a little bit complicated,
 15 only because it has a 15-foot extra area there,
 16 but if you look at it in terms of the graphics,
 17 the yellow and the blue are the two proposed
 18 new lots, and the green is the additional
 19 fifteen feet that is going to the neighbor.
 20 If you look at the aerial, as you can see,
 21 it fits within the scale, the general scale of
 22 the immediate vicinity.
 23 The neighborhood is a Single-Family
 24 neighborhood, with one and two-story houses.
 25 It is zoned Residential. The Future Land Use

1 CHAIRMAN FLANAGAN: You want to take a
 2 five-minute --
 3 MS. MENENDEZ: Like a five-minute.
 4 CHAIRMAN FLANAGAN: Yes. We'll recess for
 5 five minutes.
 6 (Short recess taken.)
 7 CHAIRMAN FLANAGAN: Ladies and gentlemen,
 8 we're going to re-convene please.
 9 Item Number 11 is an Ordinance of the City
 10 Commission of Coral Gables, Florida requesting
 11 Conditional Use Review for a Building Site
 12 Determination pursuant to Zoning Code Article
 13 3, "Development Review", Section 3-206,
 14 "Building Site Determination" to separate into
 15 two single-family building sites the property
 16 zoned Single-Family Residential District and
 17 legally described as Lots 8-10 and the east 15
 18 Feet of Lot 7, Block 25, Coral Gables Section
 19 B, known as (728 Navarre Avenue), Coral Gables,
 20 Florida, one building site consisting of Lot 8
 21 and the west half of Lot 9 and one building
 22 site consisting of Lot 10 and the east half of
 23 Lot 9 with the remaining east 15 feet of Lot 7
 24 to be included as a part of the property to the
 25 west legally described as the east 25 feet of

1 is Residential.
 2 The proposed Site Plan that was submitted
 3 has two houses that meet the Code. They're not
 4 requesting anything unusual.
 5 In terms of design, they made an effort to
 6 minimize the parking garage and emphasis the
 7 entrance, which are two features that I think
 8 have been discussed recently as desirable, in
 9 terms of a single-family design.
 10 The review time line included Development
 11 Review Committee meetings in November of 2015,
 12 neighborhood meetings in May of 2016, and, of
 13 course, today's Planning and Zoning meeting,
 14 and then, if you approve it, it will go to the
 15 Commission.
 16 We had, as always, public notifications, as
 17 required by Code. The neighborhood meeting was
 18 notified. There was a mail out to the property
 19 owners within a thousand feet. There was a
 20 posting of the property. There was a legal
 21 advertisement. And this meeting was advertised
 22 in the web.
 23 The radius is a thousand feet, which, in
 24 this graphic, you can see pretty clearly what
 25 properties were notified.



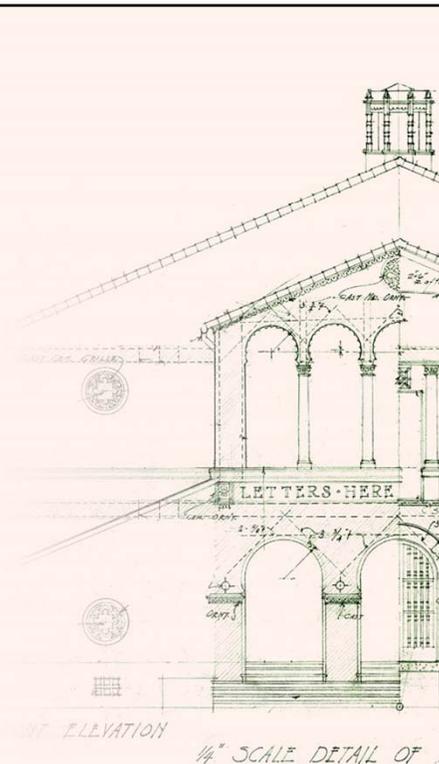
LET'S TELL
our Story.

NORTH PONCE
NEIGHBORHOOD
CONSERVATION
DISTRICT

ZONING CODE TEXT
AND MAP AMENDMENT

CITY COMMISSION 1ST
READING

OCTOBER 25, 2016



PUBLIC OUTREACH

LETTERS HERE

ART ELEVATION

1/4" SCALE DETAIL OF

PUBLIC NOTIFICATION: NORTH PONCE COMMUNITY PLANNING PROCESS

Type
Special Town Hall E-News
Regularly Scheduled E-News (2x)
City Website - Upcoming Events (2x)
City Website - Master Calendar (2x)
Emails to homeowner associations (2x)
Flyers distributed to local businesses
Coral Gables TV promotion
Newspaper Advertisements (3x)
Miami Herald Neighbors Section Ad
Planning Website – North Ponce Webpage
Courtesy Mailed Notice to All Property Owners



3

PUBLIC NOTIFICATION: NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT

Type	Date
Legal Advertisement	07.01.16
Courtesy Notice Letters to Property Owners within area and within 1,000 feet	07.01.16
Posted agenda on City web page/City Hall	07.01.16
Posted Staff report on City web page	07.08.16
Legal Advertisement	10.14.16

4

PUBLIC MEETINGS

	Type	Date
1	City Commission Discussion: North Ponce Planning	10.28.14
2	City Commission Discussion: North Ponce Planning	01.13.15
3	Community Visioning Workshop	06.12.15 06.13.15
4	City Commission Discussion: Visioning Workshop Report	08.25.15
5	City Commission Workshop: Visioning Workshop Report Action Plan	10.27.15
6	City Commission Discussion: Action Plan Implementation	04.12.16
7	Community Planning Meeting	05.05.16
8	Planning and Zoning Board Discussion: Implementation	05.11.16
9	City Commission Discussion: Implementation Timeline	06.14.16
10	Planning and Zoning Board: Neighborhood Conservation District	07.13.16
11	City Commission 1 st Reading: Neighborhood Conservation District	10.25.16
12	City Commission 2 nd Reading: Neighborhood Conservation District	TBD

5

COMMUNITY VISIONING WORKSHOP

June 12 – 13, 2015

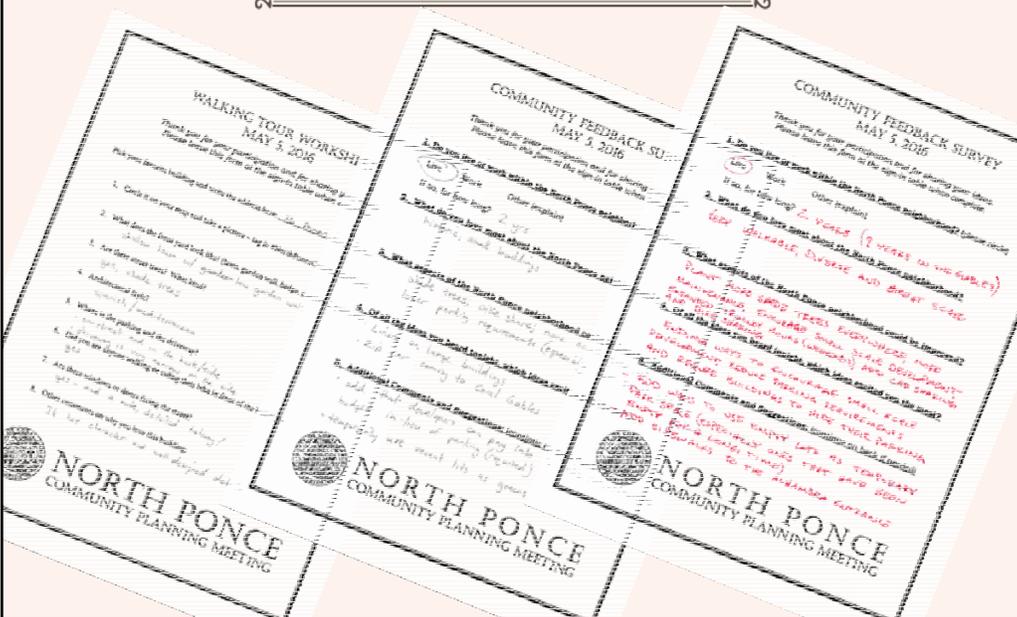


COMMUNITY PLANNING MEETING

May 5, 2016



COMMUNITY PLANNING MEETING



COMMUNITY VISION:

- *Protect the unique character of this neighborhood of small scale historic and older apartment buildings,*
- *Develop standards for compatible new development, and*
- *Protect and enhance the area's compact, diverse, walkable and verdant character.*

PLANNING AND ZONING STRATEGIES

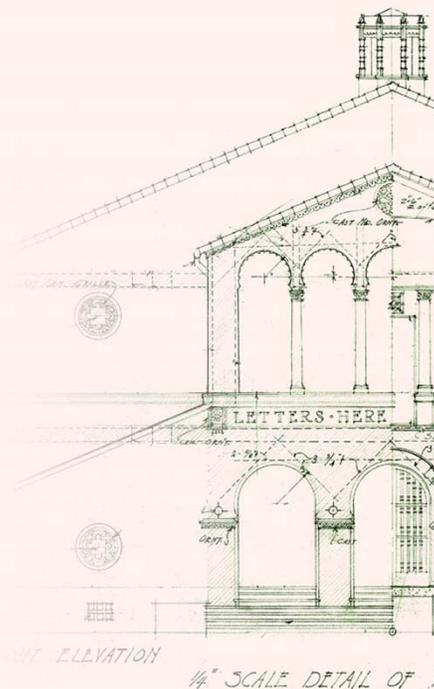
- 1. Two Zoning Overlay Districts*
- 2. Planning / Preservation Studies*
- 3. Capital Improvements*
- 4. Community Amenities*

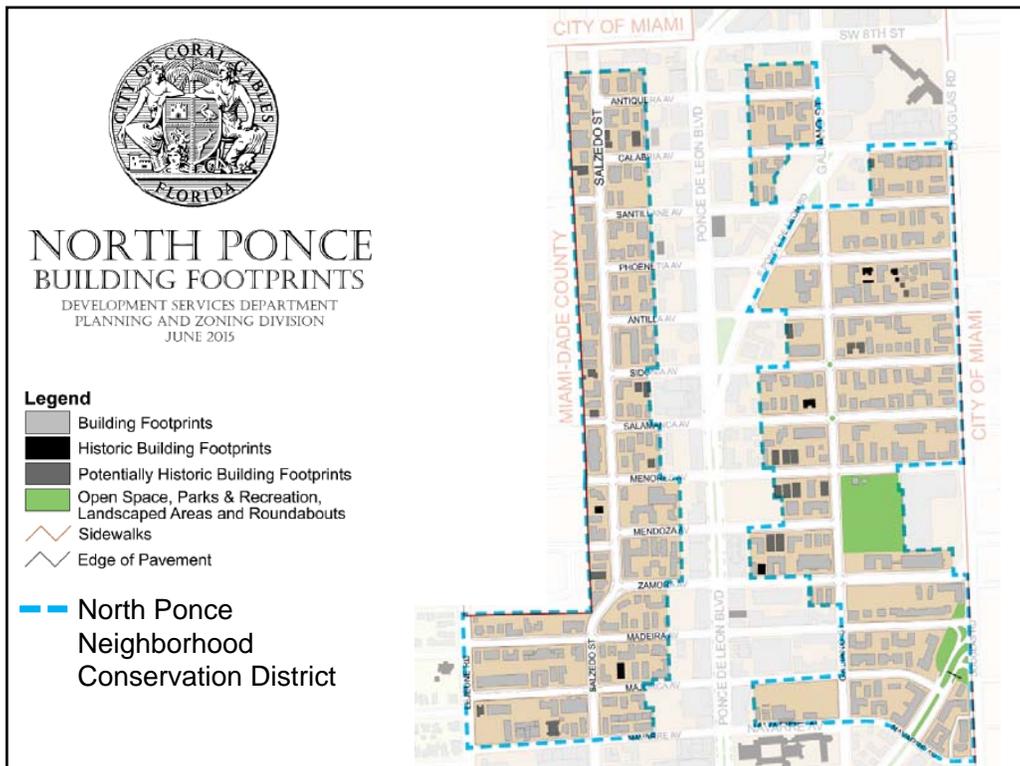
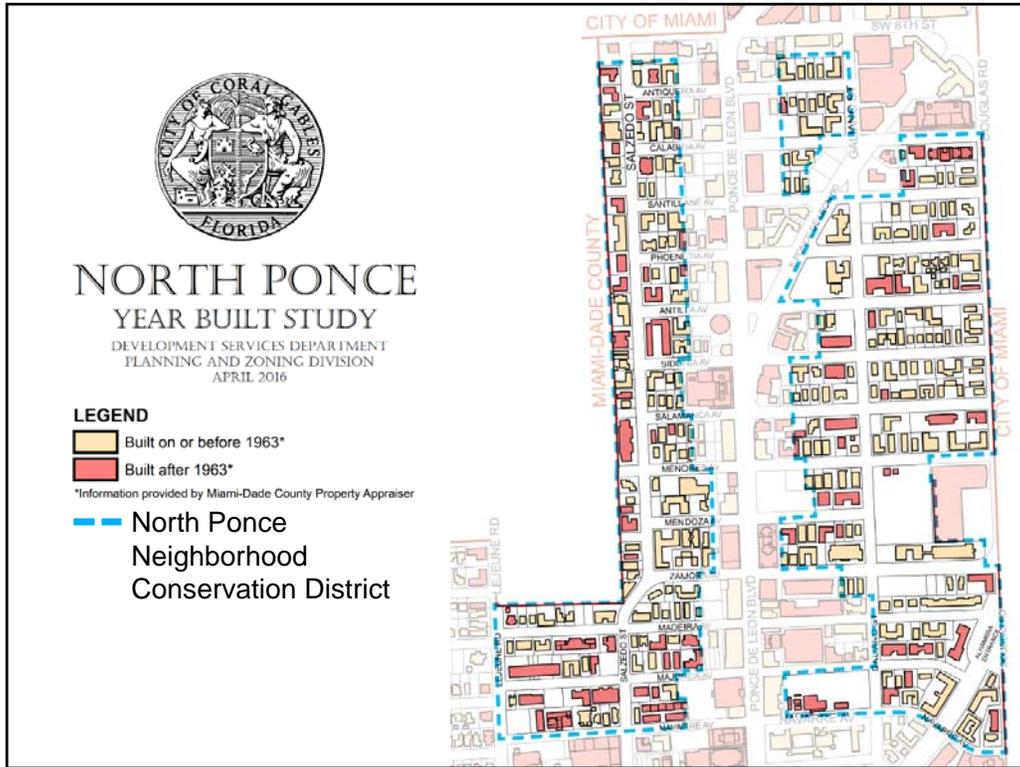
IMPLEMENTATION: STEP ONE (SUMMER 2016)

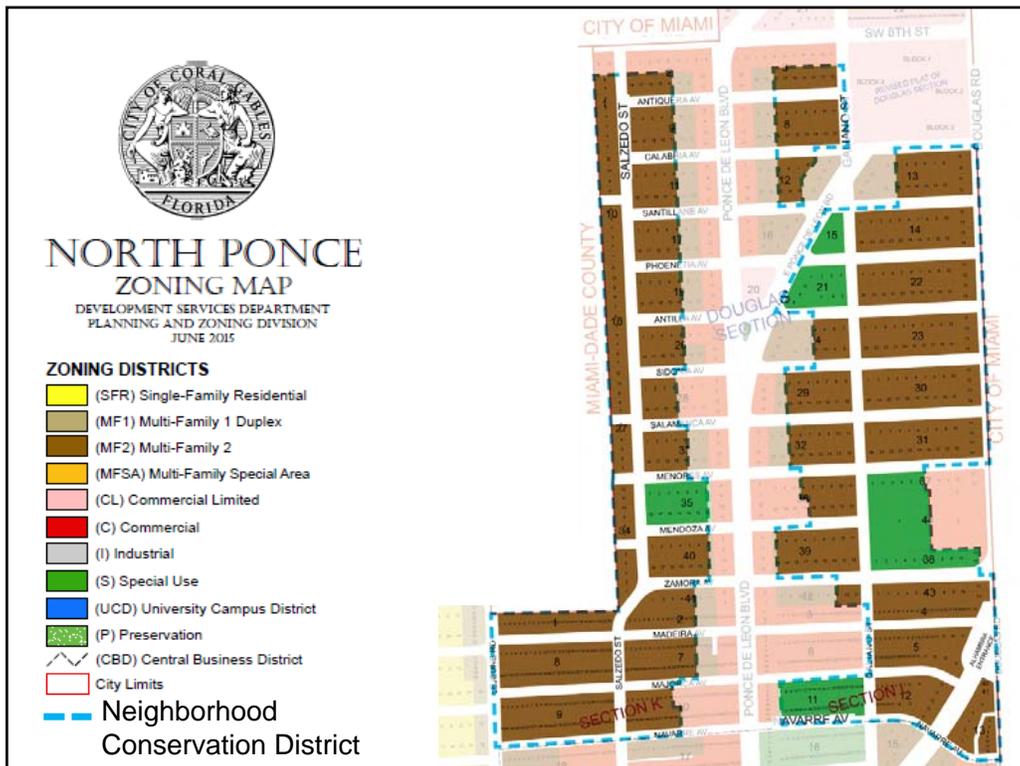
- 1. Neighborhood Conservation District –
Zoning Text and Map Amendment*
- 2. Bed and Breakfast Establishments –
Zoning Code Text Amendments*

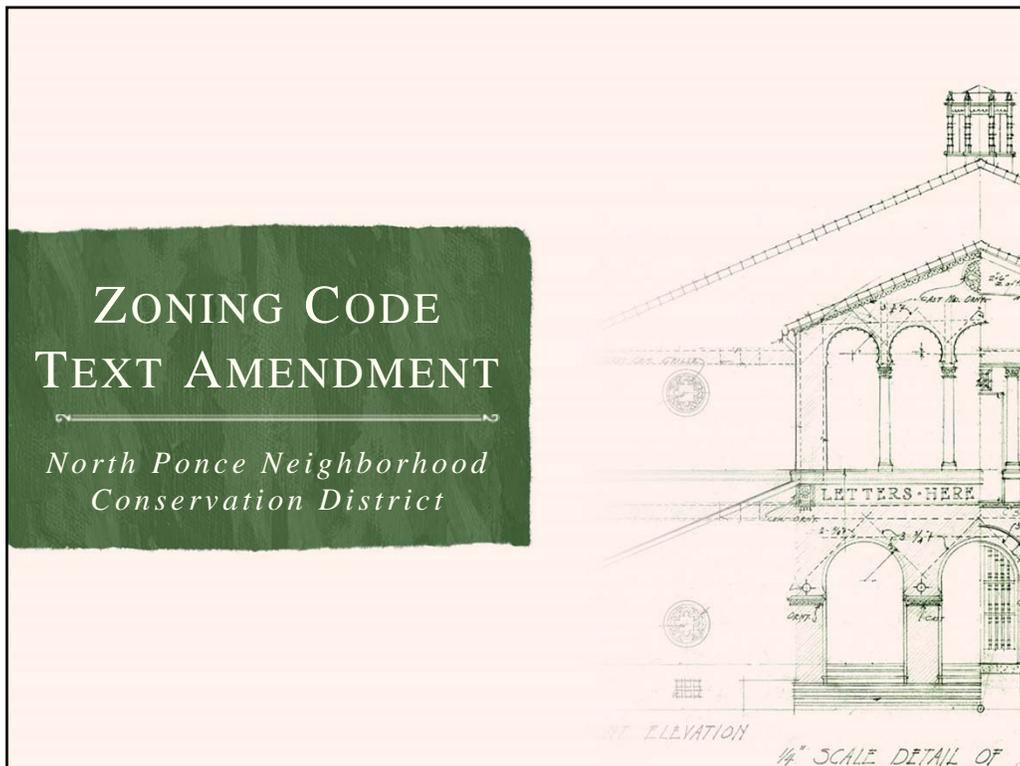
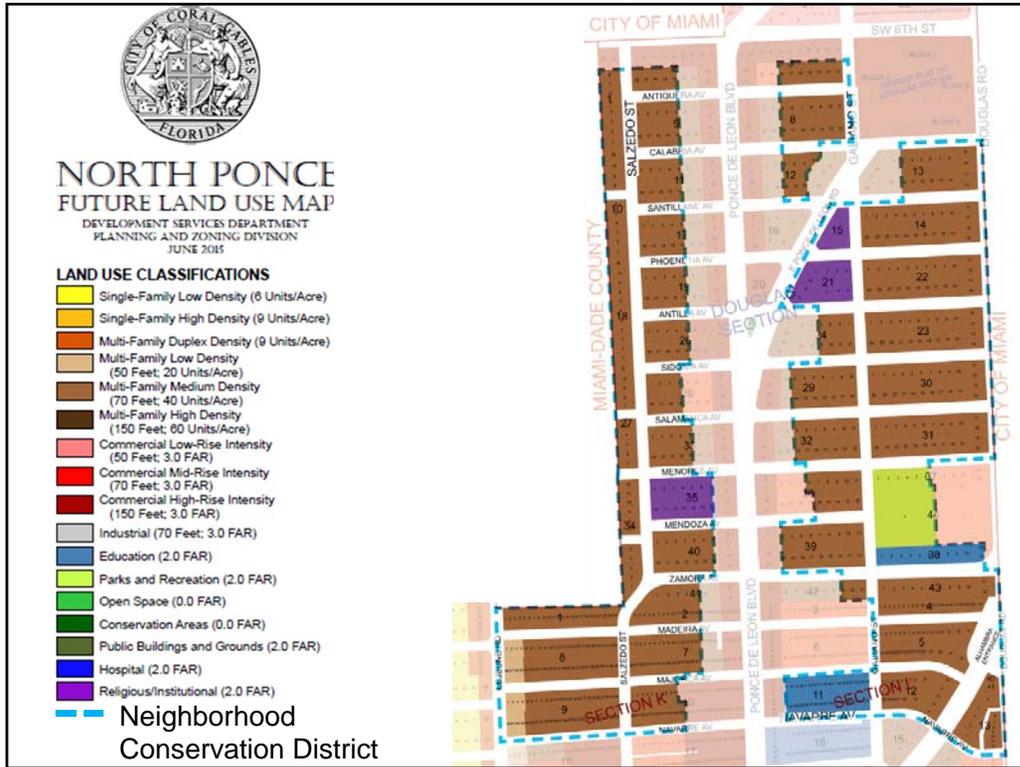
ZONING MAP AMENDMENT

NCD Boundary









**NEW CONSTRUCTION OF
LARGE BUILDINGS**

(PROPERTIES LARGER THAN
20,000 SQUARE FEET):

NO CHANGES TO EXISTING
SETBACKS, HEIGHT, DENSITY,
FLOOR AREA RATIO

**NORTH PONCE
NEIGHBORHOOD
CONSERVATION
DISTRICT**

1. **Historic Buildings:** *Historic Designation Benefits Program*
2. **Pre-1964 Buildings:** *Staff Review of Modifications for Neighborhood Compatibility; Benefits*
3. **New Small Buildings:** *Modified Standards to be Compatible with Original Building Typologies*
4. **Landscape Standards:** *Front yards and courtyards, tree protections, driveway and parking location requirements*



DESIGNATION BENEFITS

Additional Uses:

- *Bed and Breakfast*
- *Home Office, Live-work*
- *Museum, Pre-school, School*

Parking:

- *Parking waiver*
- *Remote parking program*
- *Discounted public parking rate*

Economic Incentives:

- *TDR Sending Site*
- *Rehabilitation Tax Exemption*
- *Commercial / Non-profit Tax Exemption*

Signage:

- *Free-standing signs permitted*



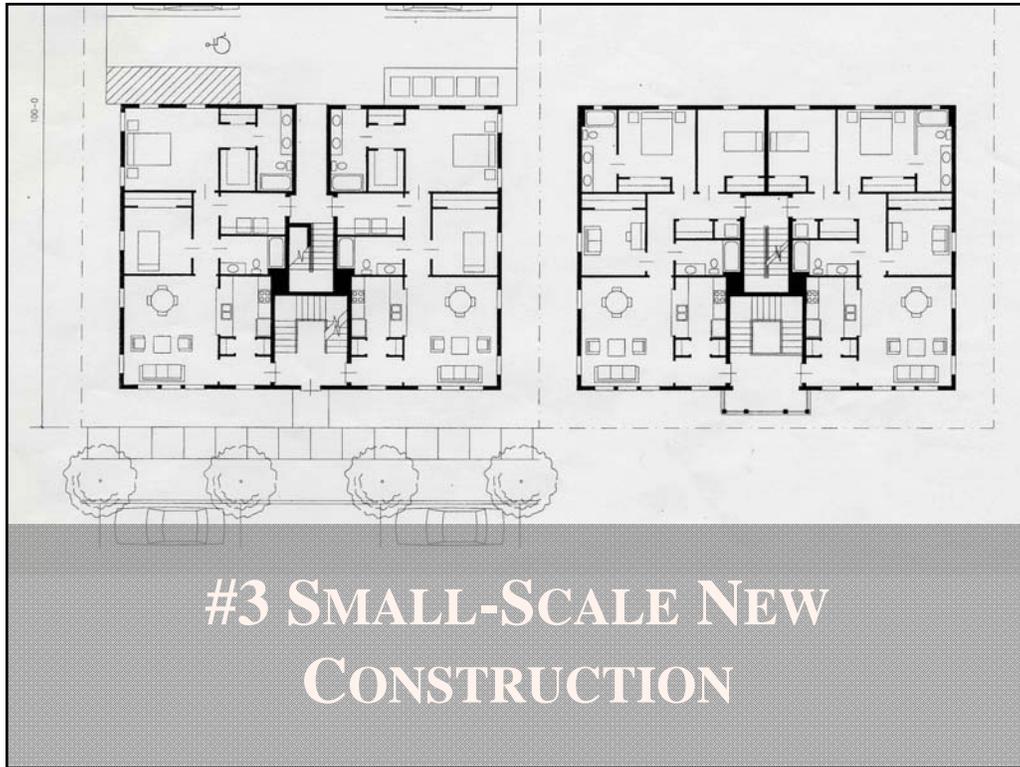
CONSERVATION PROGRAM

Historic Preservation Staff Review:

- *Exterior Architectural Features*
- *Open Space*
- *Site Work*

Variances for Rear and Side Additions and Auxiliary Buildings:

- *Variances for Density, FAR, Open Space, Setbacks*
- *Parking Management Plan*



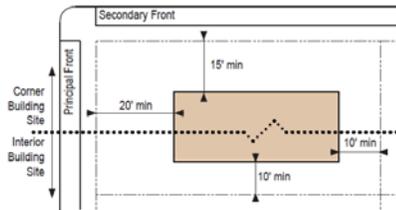
SMALL-SCALE NEW CONSTRUCTION

Updated Standards to be compatible with traditional North Ponce Garden Apartment Building Types

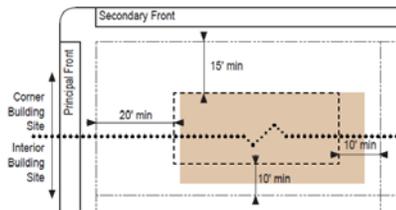
- *Building Setback*
- *Ground Area Coverage*
- *Building Height*
- *Parking Location*

CURRENT ZONING SETBACKS AND PARKING

Building Placement

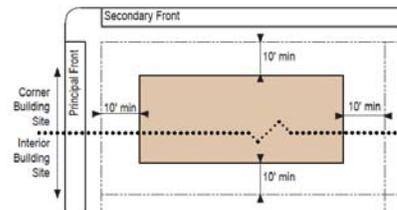


Parking Placement

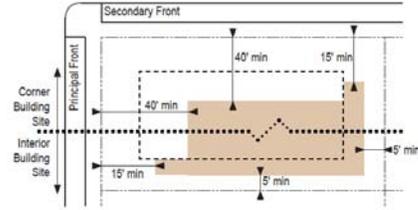


CONSERVATION DISTRICT SETBACKS AND PARKING

Building Placement

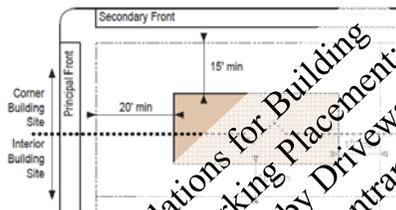


Parking Placement - Surface Lot

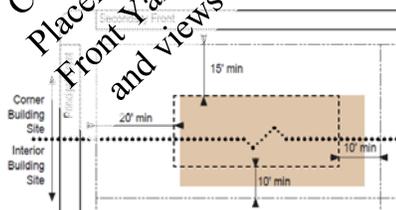


CURRENT ZONING SETBACKS AND PARKING

Building Placement

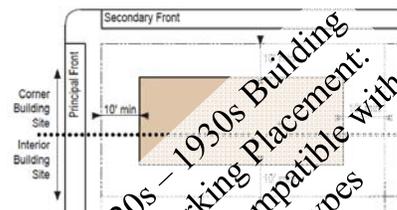


Parking Placement

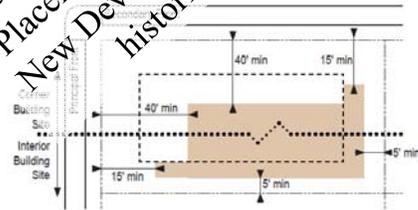


CONSERVATION DISTRICT SETBACKS AND PARKING

Building Placement



Parking Placement - Surface Lot



Current Regulations for Building Placement and Parking Placement: Front Yards Marked by Driveways and views of parking entrances

Traditional 1920s - 1930s Building Placement and Parking Placement: New Development compatible with historic building types



#4 LANDSCAPE STANDARDS

LANDSCAPE STANDARDS

Front Yards and Courtyards:

- *No fences, walls or hedges*
- *Landscaping required*
- *Open-air courtyards encouraged*
- *One shade tree required for every 50 feet of street frontage*

Tree Protection:

- *Specimen trees shall be preserved or relocated on site*
- *Trees removed shall be mitigated on site or within 500 feet of the property*

Driveway / Parking:

- *Limits the size and location of driveways*
- *Parking must be screened behind buildings or by landscaping*

INAPPROPRIATE FRONT YARD

- *Parking and driveways*
- *Solid wall at the sidewalk*
- *Insufficient landscaping*



OPEN LAWN WITH DRIVEWAY



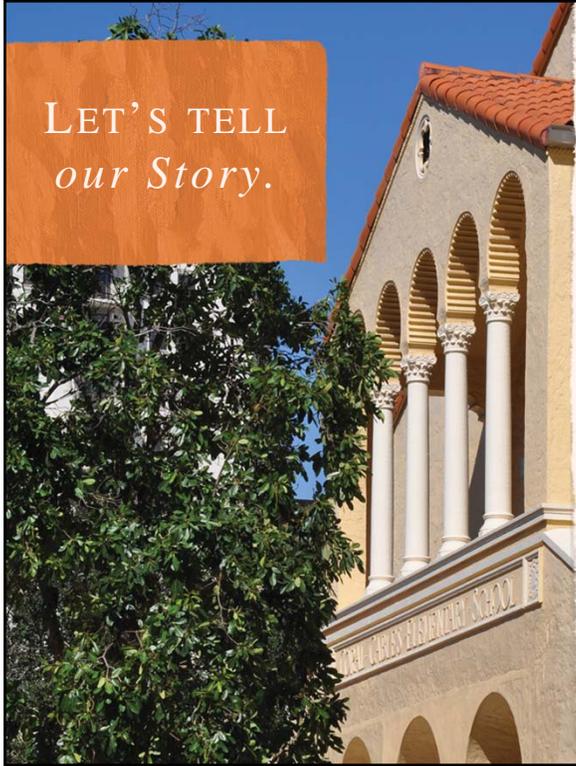


STAFF FINDINGS AND RECOMMENDATION

Staff finds that all of the required criteria for Zoning Code Text Amendments and Zoning Map Amendments are **satisfied**.

Staff finds that the proposed Zoning Code Text Amendments and Zoning Map Amendments are **consistent** with the Comprehensive Plan.

The Planning and Zoning Division recommends **approval**.



LET'S TELL
our Story.

NORTH PONCE
NEIGHBORHOOD
CONSERVATION
DISTRICT

ZONING CODE TEXT
AND MAP AMENDMENT

CITY COMMISSION 1ST
READING

OCTOBER 25, 2016

