CITY OF CORAL GABLES
- MEMORANDUM -

TO:	Planning and Zoning Board	**DATE:**	October 19, 2016
FROM:	Ramon Trias, AIA AICP LEED AP Director of Planning and Zoning	**SUBJECT:**	North Ponce de Leon Boulevard Mixed Use District and East Ponce de Leon Boulevard Residential Infill District

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The North Ponce Mixed Use District was presented to the Planning and Zoning Board on August 10, 2016 to obtain input on the direction of the proposed Zoning Code and Comprehensive Plan amendments. At that meeting, that Planning and Zoning Board provided the following input:

- Reconsider the boundary lines to ensure that a straight line is provided through each block, to align with the mandatory paseo.
- Reconsider the minimum building site of 40,000 square feet for large-scale buildings.
- Consider a different name for the mandatory paseo – consider "Landscaped Pedestrian Passage."
- Reconsider the permitted residential density for Multi-Family 2 zoned properties.
- Reconsider the current sliding scale Floor Area Ratio (FAR) provisions for Multi-Family 2 zoned properties.
- Clarify if these provisions are optional or mandatory.

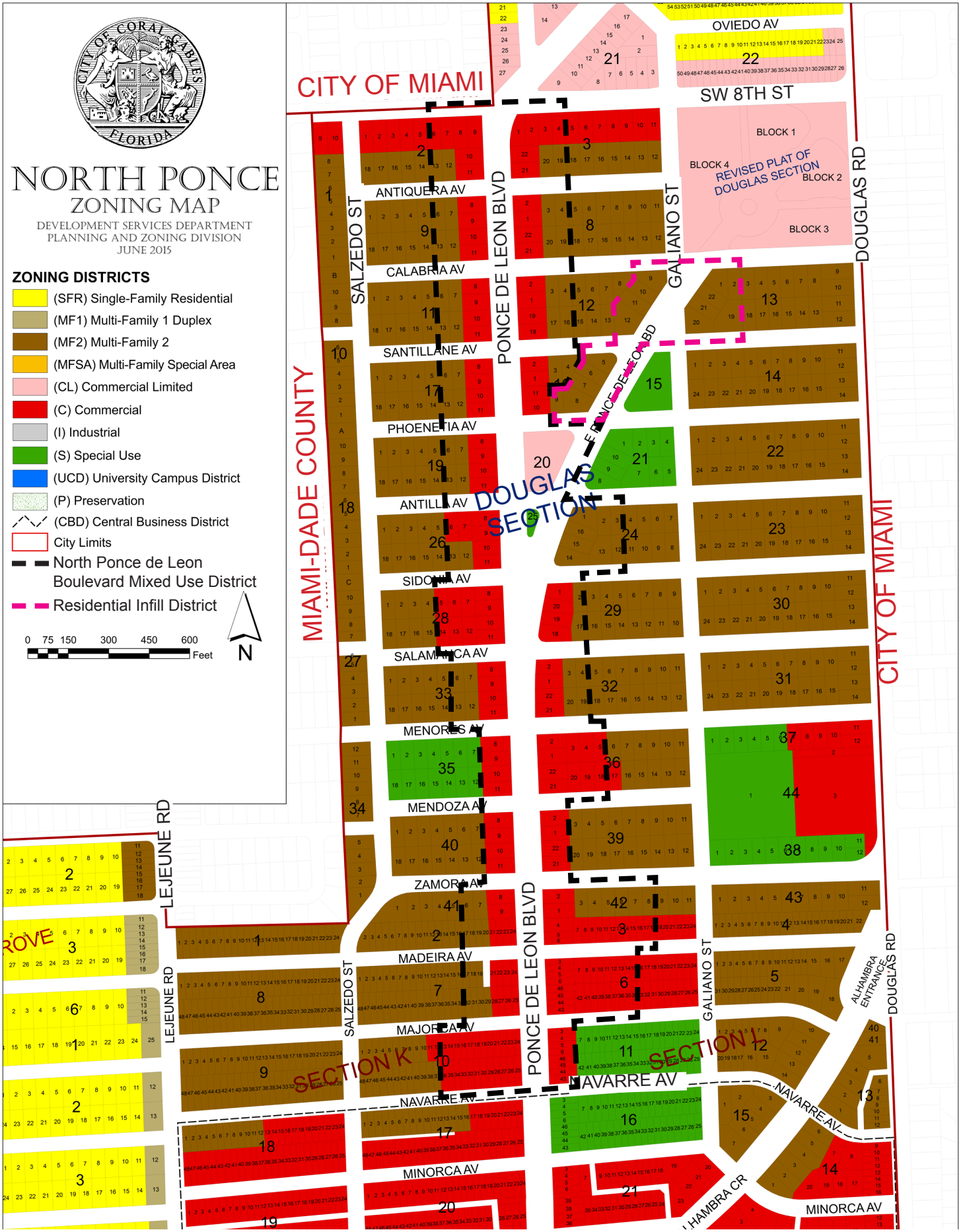
Staff has made the following modifications to the draft regulations in response to Board input:

- Updated the Mixed-Use District Boundary line to be a straight line through each block to align with the mandatory paseo (See Attachment A and B).
- Reduced the minimum building site for large-scale buildings to 20,000 square feet.
- Updated the terminology for the paseo to "Landscaped Pedestrian Passage."
- Created a Residential Infill District for Multi-Family 2 zoned properties fronting East Ponce de Leon Boulevard, where redevelopment can reconnect the Douglas Entrance to Ponce de Leon Park and Ponce de Leon Boulevard. The Residential Infill District will modify the maximum permitted density from 50 units/acre with Mediterranean Bonus to 75 units/acre with Mediterranean Bonus. (See Attachment A and B).
- Staff researched the sliding scale FAR provisions for Multi-Family 2 zoned properties, which reduces the maximum permitted FAR with each additional floor in height. In previous versions of the Zoning Code, the FAR increased with each additional floor in height. Further study is recommended.
- The development standards of the Mixed-Use Overlay, including parking garage liner, landscaped pedestrian passage, setbacks, stepbacks, and driveway locations, shall be mandatory. Within the established Mixed-Use Overlay boundary, a Mixed-Use Building could be constructed on properties zoned Multi-Family, therefore avoiding the rezoning of large areas of Multi-Family 2 zoned properties to Commercial zoning, which was a goal of the North Ponce Community Visioning Workshop.

Attachments

Attachment A: Updated Boundary Map
Attachment B: Legal Description
Attachment C: Proposed Ordinance Titles
Attachment D: 10.19.16 PZB Powerpoint Presentation

Attachment A



North Ponce de Leon Boulevard Mixed Use District Legal Description

Douglas Section

- Lots 6 through 13, Block 2
- Lots 1 through 4 and 19 through 22, Block 3
- Lots 1 through 4 and 16 through 19, Block 8
- Lots 6 through 13, Block 9
- Lots 6 through 13, Block 11
- Lots 1 through 4 and 16 through 19, Block 12
- Lots 1 through 4 and 10 through 11, Block 16
- Lots 6 through 13, Block 17
- Lots 6 through 13, Block 19
- Block 20
- Lots 1 through 3 and 12 through 16, Block 24
- (Block 25)
- Lots 6 through 13, Block 26
- Lots 5 through 14, Block 28
- Lots 1 through 2 and 17 through 20, Block 29
- Lots 1 through 4 and 19 through 22, Block 32
- Lots 6 through 13, Block 33
- Lots 8 through 11, Block 35
- Lots 1 through 5 and 18 through 22, Block 36
- Lots 1, 2, 21, and 22, Block 39
- Lots 8 through 11, Block 40
- Lots 6 through 9, Block 41
- Lots 1 through 8, Block 42

Section K

- Lots 17 through 24, Block 2
- Lots 17 through 32, Block 7
- Lots 13 through 36, Block 10

Section L

- Lots 4 through 18, Block 3
- Lots 3 through 15 and 34 through 46, Block 6
- Lots 3 through 6 and 43 through 46, Block 11

East Ponce de Leon Boulevard Residential Infill District Legal Description

Douglas Section

- Lots 9 through 12, Block 12
- Lots 1,2 and 19 through 22, Block 13
- Lots 5 through 9, Block 16

North Ponce de Leon Boulevard Mixed Use District
East Ponce de Leon Boulevard Residential Infill District

Draft Ordinance Titles 10.19.2016

1. North Ponce de Leon Boulevard Mixed Use Overlay District Comprehensive Plan Map Amendment

   An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment procedures (S.163.3187, Florida Statutes), providing for the "North Ponce de Leon Boulevard Mixed-Use Overlay District" as shown on Exhibit "A" and legally described on Exhibit "B;" providing for severability, repealer and an effective date. (LPA review)

2. North Ponce de Leon Boulevard Mixed Use Overlay District Comprehensive Plan Text Amendment

   An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-4. Mixed-Use Land Use," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "MXOD, Mixed-Use Overlay Districts" Land Use Classification to provide that a Mixed-Use Overlay District may be permitted as an overlay in the Multi-Family Medium Density and the Multi-Family High Density Land Uses; providing for severability, repealer and an effective date. (LPA review)

3. North Ponce de Leon Boulevard Mixed Use District Zoning Map Amendment

   An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", to create the "North Ponce de Leon Boulevard Mixed Use District" for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida, as shown on Exhibit "A" and legally described on Exhibit "B;" and providing for severability, repealer and an effective date.

4. North Ponce de Leon Boulevard Mixed Use District Zoning Code Text Amendment

   An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-201, "Mixed Use District (MXD)" to allow an MXD Overlay District to be assigned in an Multi-Family 2 Zoning District under certain conditions, and to include provisions for the "North Ponce de Leon Boulevard Mixed Use District" to modify and supplement the existing Commercial and Multi-Family 2 standards and criteria to allow appropriate redevelopment that promotes walkability, enhances Ponce de Leon Boulevard, and provides a transition to the North Ponce Neighborhood Conservation District; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

5. East Ponce de Leon Boulevard Residential Infill District Comprehensive Plan Text Amendment

   An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-1. Residential Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Multi-Family Medium Density" Land Use Classification to provide that a maximum density of 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code, shall be permitted for development within designated Residential Infill Districts; providing for severability, repealer and an effective date. (LPA review)

6. East Ponce de Leon Boulevard Residential Infill District Zoning Map Amendment

   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 "East Ponce de Leon Boulevard Residential Infill District" for portions of the Douglas Section, Coral Gables, Florida, as shown on Exhibit "A" and legally described on Exhibit "B;" and providing for severability, repealer and an effective date.

7. East Ponce de Leon Boulevard Residential Infill District Zoning Code Text Amendment

   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 4-208, "East Ponce de Leon Boulevard Residential Infill District" to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate redevelopment that promotes walkability, enhances East Ponce de Leon Boulevard, and provides a visual connection between the Douglas Entrance and Ponce de Leon Boulevard; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

North Ponce de Leon Boulevard Mixed-Use District

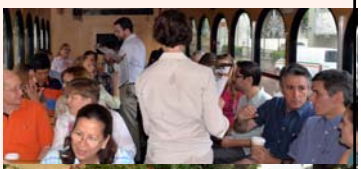
East Ponce de Leon Boulevard Residential Infill District

Planning and Zoning Board Discussion

October 19, 2016

Public Meetings

1. **October 28, 2014: City Commission Discussion**
2. **January 13, 2015: City Commission Discussion**
3. **June 12 – 13, 2015: Community Visioning Workshop**
4. **August 25, 2015: City Commission Discussion**
5. **October 27, 2015: City Commission Workshop**
6. **April 12, 2016: City Commission Discussion**
7. **May 5, 2016: Community Planning Meeting**
8. **May 11, 2016: Planning and Zoning Board Discussion**
9. **June 14, 2016: Commission Implementation Discussion**
10. **August 10, 2016 Planning and Zoning Board Discussion**



Board Feedback: August 10, 2016

- Reconsider the boundary lines to ensure that a straight line is provided through each block, to align with the mandatory paseo.
- Reconsider the minimum building site of 40,000 square feet for large-scale buildings.
- Consider a different name for the mandatory paseo – consider "Landscaped Pedestrian Passage."

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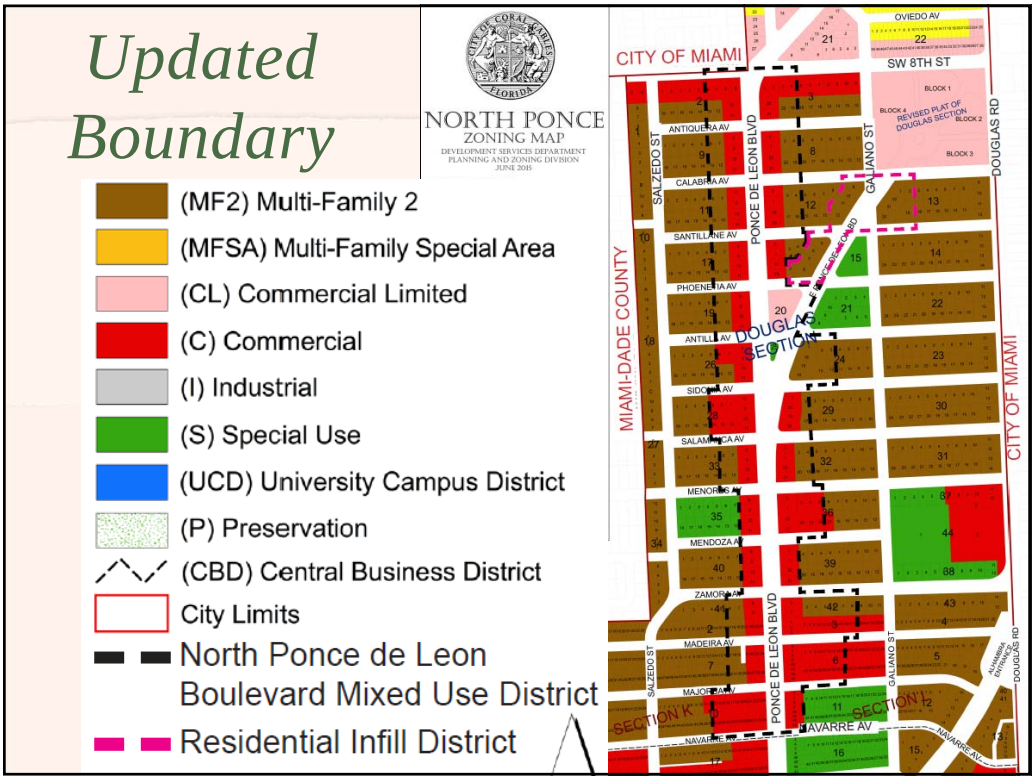
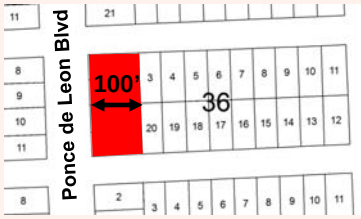
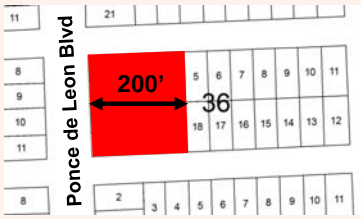
Updated Boundary

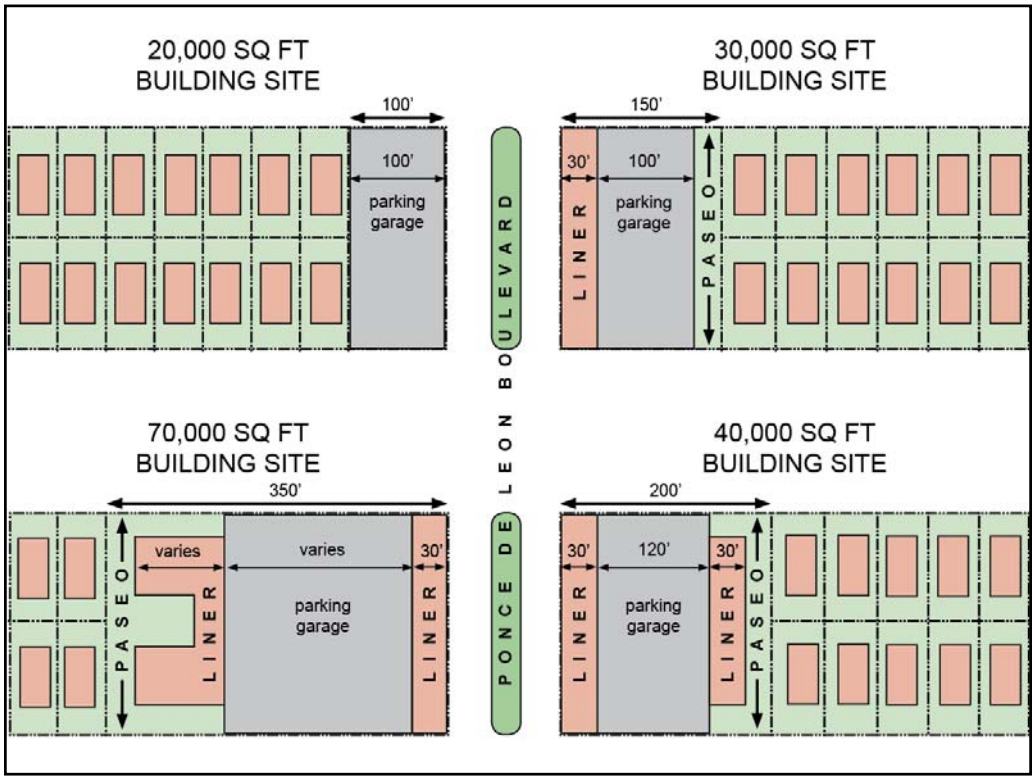


MINIMUM LOT SIZE

Minimum Lot Size for large buildings: 20,000 sf







Landscaped Pedestrian Passage

Current: Required but can be covered and located in the middle of the building.

Proposed: Mandatory 20' wide Landscaped Pedestrian Passage open to the sky where the Mixed Use District boundary meets the Neighborhood Conservation District.

Board Feedback: August 10, 2016

- Reconsider the permitted residential density for Multi-Family 2 zoned properties.
- Reconsider the current sliding scale Floor Area Ratio (FAR) provisions for Multi-Family 2 zoned properties.
- Clarify if these provisions are optional or mandatory.

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Density

East Ponce de Leon Boulevard Residential Infill District:

- Max 60 Units/Acre
- Max 75 Units/Acre with Med Bonus

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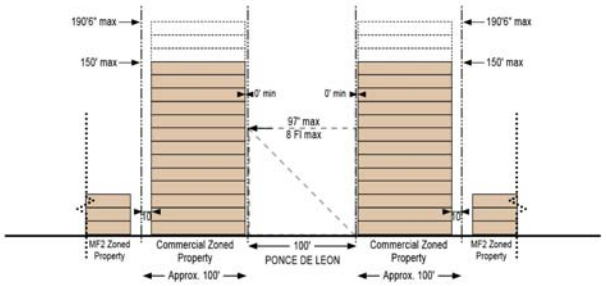
Floor Area Ratio (FAR)

Maximum FAR –
Multi-Family 2 Zoning: varies

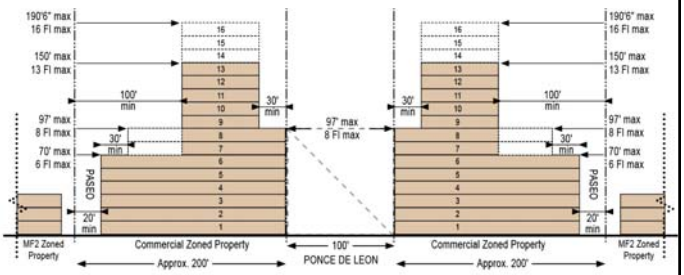
Requires further study.

Mandatory Provisions: Stepbacks / Pedestrian Passage

Existing Regulations

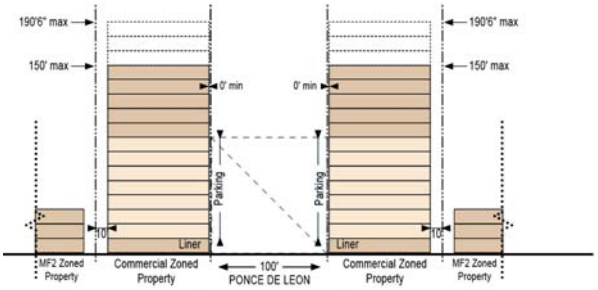


Proposed Regulations

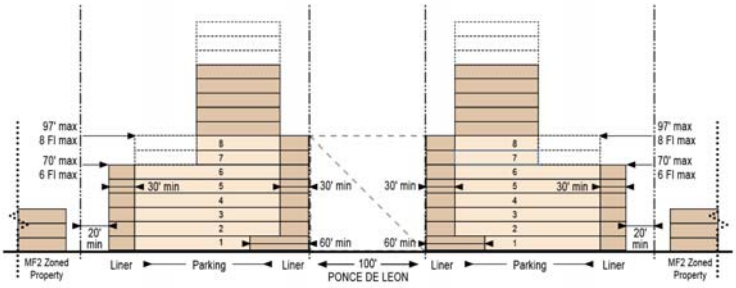


Mandatory Provisions: Parking Garage Liner

Existing Parking Location



Proposed Parking Location



The North Ponce de Leon Boulevard Mixed Use District and the East Ponce de Leon Boulevard Residential Infill District is a first step towards enhancing the quality of development along important corridors.

Future revisions are anticipated.

NORTH PONCE DE LEON BOULEVARD MIXED-USE DISTRICT

EAST PONCE DE LEON BOULEVARD RESIDENTIAL INFILL DISTRICT

Planning and Zoning Board Discussion

October 19, 2016