City of Coral Gables
Planning and Zoning Staff Report

Applicant: City of Coral Gables

Application: **North Ponce de Leon Boulevard Mixed Use District**
East Ponce de Leon Boulevard Residential Infill District
Comprehensive Plan Text Amendments
Comprehensive Plan Map Amendments
Zoning Code Text Amendments
Zoning Map Amendments

Public Hearing: Planning and Zoning Board

Date & Time: December 14, 2016; 6:00 – 9:00 p.m.

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

The Staff Report below has been updated from the November 9, 2016 Planning and Zoning Board Staff Report. At the request of Planning and Zoning Board members, it has been updated to include the following items:

- The 2015 North Ponce Community Visioning Report is attached to provide background on the analysis that led to Land Use Regulations amendments. (Attachment F)
- Additional analysis of the proposed Residential Infill District is included in order to provide background on the effects of the proposed boundary and the expanded boundary requested by stakeholders. (Attachment G)
- The dimensions of parking garage liners has been adjusted. (Staff Report Section 4, Sub-sections 4 and 8)
- The Mixed-Use District Comprehensive Plan text amendment has been updated to remove references to Multi-Family High Density Residential Land Use, which is not applicable to the North Ponce neighborhood. (Staff Report Section 4, Sub-section 2)
- The Residential Infill District Zoning Code Text Amendment has been updated to include Conditional Use provisions and to include architectural standards, particularly fronting East Ponce de Leon Boulevard. (Staff Report Section 4, Sub-section 8)
- Clarification of underlying Site Specifics has been provided in the Zoning Code Text Amendments. (Staff Report Section 4, Sub-sections 4 and 8)

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of eight related applications for the North Ponce de Leon Boulevard Mixed Use District and the East Ponce de Leon Boulevard Residential

Infill District.

North Ponce de Leon Boulevard Mixed Use District

The purpose of the North Ponce Mixed-Use District is to shape beautiful streets and public spaces and to improve the transition from large-scale commercial and mixed-use development on Ponce de Leon Boulevard to the mid-rise Neighborhood Conservation District to the east and west. This Overlay District has been developed through neighborhood involvement and feedback, including the North Ponce Community Visioning Workshop in June 2015 and the North Ponce Community Planning Meeting in May 2016. Background material supporting this request has been presented to the City Commission in October 2015, April 2016, and June 2016, and the Planning and Zoning Board in May 2016, August 2016, and October 2016.

1. *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;" providing for severability, repealer and an effective date. (Legal description on file with the City) (LPA review)*

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-1.1.3, "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 Land Use; providing for severability, repealer and an effective date. (LPA review)*

3. *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; providing for severability, repealer and an effective date. (Legal description on file with the City)*

4. *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. *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, "Development Review," Division 10, "Transfer of Development Rights" to modify criteria for sending sites north of Navarre Avenue, and to allow for Commercial zoned properties with the "North Ponce de Leon Boulevard Mixed Use District" overlay to be receiving sites subject to certain criteria; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.*

East Ponce de Leon Boulevard Residential Infill District

East Ponce de Leon Boulevard Residential Infill District is proposed as an Overlay District for certain Multi-Family 2 (MF2) properties in the Douglas Section. The purpose of the East Ponce de Leon Boulevard Residential Infill District is to encourage appropriate redevelopment that creates a visual connection between the Douglas Entrance and Ponce de Leon Boulevard. Background material supporting this request has been presented to the Planning and Zoning Board in August 2016 and October 2016. The Residential Infill District allows a large increase in the potential density and intensity of development over what is currently in place in the underlying MF2 Zoning. It would be appropriate to pair this Residential Infill District program with an incentive program for workforce housing.

6. *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)*

7. *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 Overlay District" for portions of the Douglas Section, Coral Gables, Florida; providing for severability, repealer and an effective date. (Legal description on file with the City)*

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 4, "Zoning Districts," adding Section 4-208, "Residential Infill Overlay 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.*

2. PURPOSE OF THE NORTH PONCE DE LEON BOULEVARD MIXED USE DISTRICT AND EAST PONCE DE LEON RESIDENTIAL INFILL DISTRICT

The City of Coral Gables has collaborated with North Ponce stakeholders for many years to determine ways to encourage high-quality development along the Ponce de Leon corridor, while protecting and enhancing the special character of the adjacent multi-family residential 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 / Ageless Community Programs
   b. Coral Gables Preparatory Academy: Centerpiece of a Neighborhood
   c. 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.

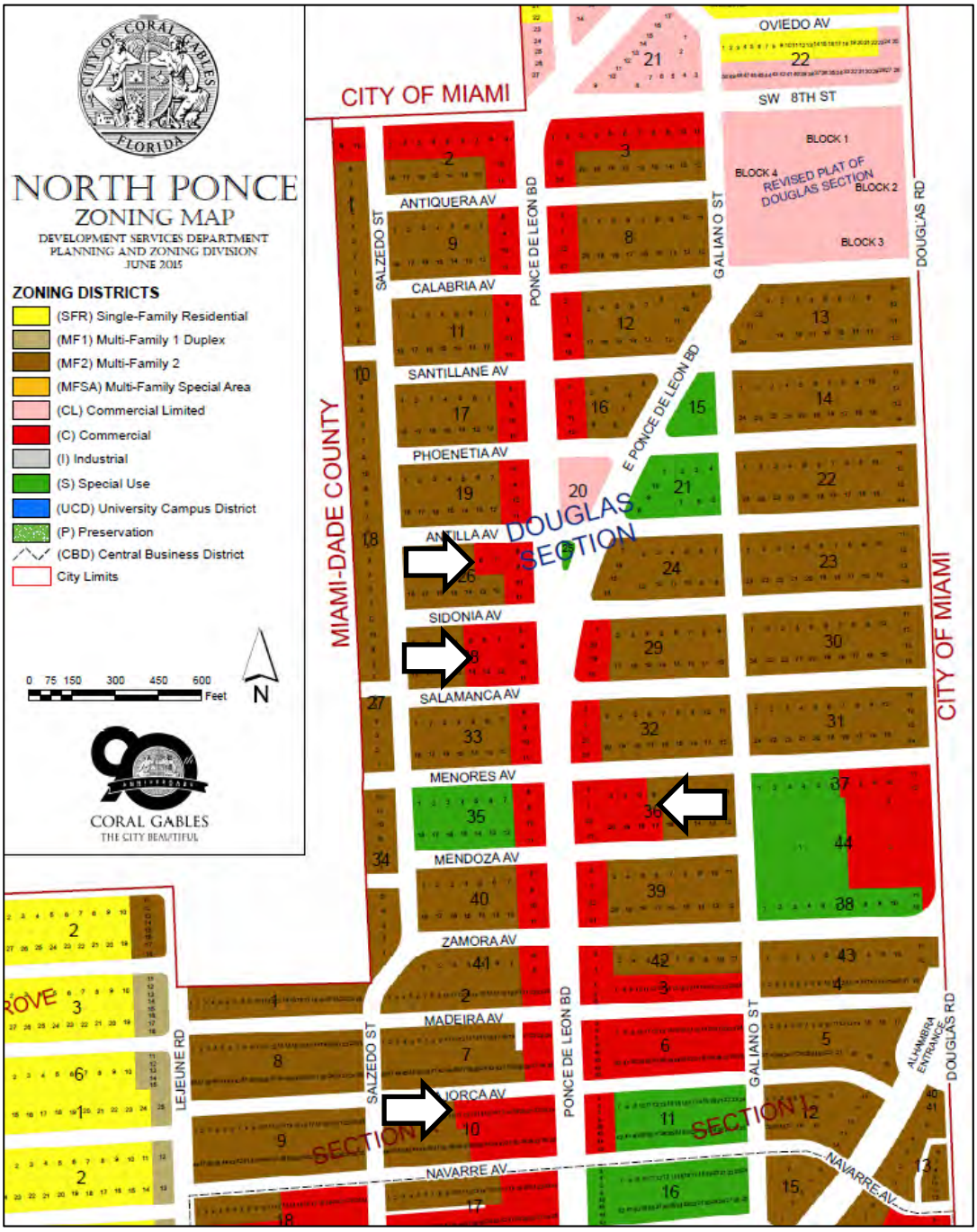
As a first step in implementing the strategies, the North Ponce Neighborhood Conservation District (NCD) was approved by the Planning and Zoning Board on August 10, 2016 and was approved by the City Commission on First Reading on October 25th, 2016. There is one remaining public hearing for adoption of the NCD.

As a next step towards implementing the Strategies, the City has prepared the North Ponce de Leon Boulevard Mixed Use District and the East Ponce de Leon Boulevard Residential Infill District. These items address redevelopment along the Ponce de Leon Boulevard corridors, and include features such as mandatory parking garage liner, mandatory landscaped pedestrian passages, and building stepbacks to transition from higher-intensity development along the corridors to lower-scale residential development within the neighborhood.

3. EXISTING CONDITIONS

Commercial Encroachment into Residential Neighborhood

The map on this page shows locations where development of large commercial or mixed-use projects along the Ponce de Leon corridor involves rezoning of multi-family residential property to commercial property, resulting in encroachment of large-scale commercial projects into the historically multi-family residential neighborhood.



Transitions from Large-scale Commercial Buildings to Smaller-Scale Residential Buildings

The photos below show the existing transition between large-scale development along Ponce de Leon Boulevard (where buildings are permitted to be built up to 190'6" in height) to the adjacent multi-family residential properties on the same block, where most properties are one to two stories.

Exposed Parking Garages Fronting Ponce de Leon Boulevard

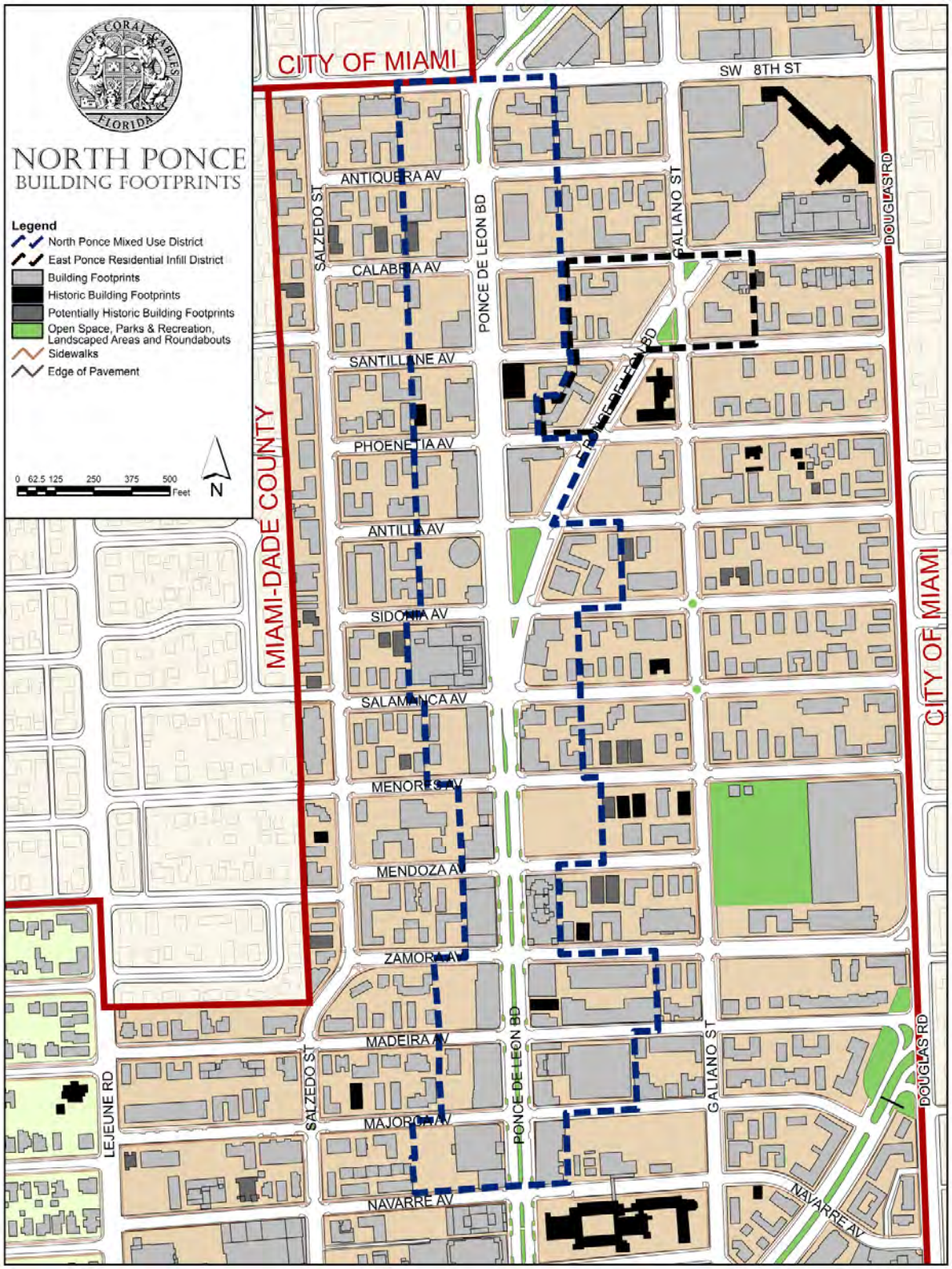
The photo on this page shows that the existing configuration of narrow Commercial zoned sites (typically 100' in depth) and no parking garage liner requirements, combined with permitted building heights of 190'6" results in large unlined parking garages fronting one of Coral Gables' premier streets, Ponce de Leon Boulevard.

Placement of Commercial Parking Garages Adjacent to Smaller-Scale Residential Buildings

The photo below shows how existing Zoning Code provisions allow commercial parking garage entrances and service to be located adjacent to smaller-scale multi-family properties. In addition, the lack of parking garage liner and current building setbacks adjacent to small-scale residential buildings results in commercial parking garage openings facing residential units in the adjacent building. A narrow setback area only allows for the planting of palm trees or other thin, vertical landscaping.

Mixed Use District and Residential Infill District Boundary: Building Footprints Map

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



Mixed Use District and Residential Infill District Boundary: Aerial Map

4. EIGHT APPLICATION REQUESTS – TABLE OF CONTENTS

North Ponce de Leon Boulevard Mixed Use District

1. Future Land Use Map Amendment
2. Comprehensive Plan Text Amendment
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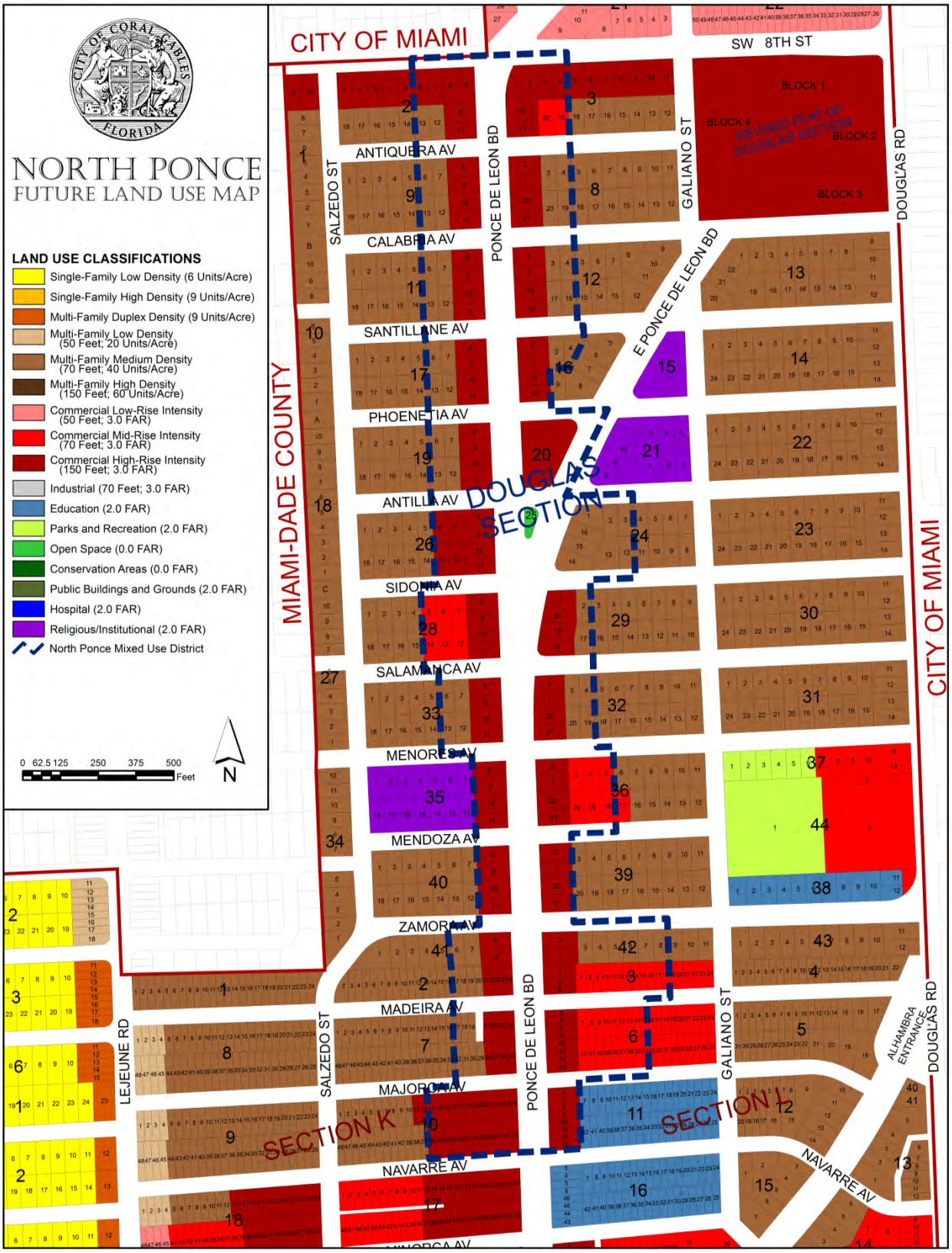
East Ponce De Leon Boulevard Residential Infill District

6. Comprehensive Plan Text Amendment
7. Zoning Map Amendment
8. Zoning Code Text Amendment

1. MIXED USE DISTRICT FUTURE LAND USE MAP AMENDMENT

The proposed Future Land Use Map Amendment depicting the North Ponce de Leon Boulevard Mixed Use Overlay District is provided below. The underlying Land Use Classification does not change.



2. MIXED USE DISTRICT COMPREHENSIVE PLAN TEXT AMENDMENT

The proposed Comprehensive Plan Text Amendment is provided below, in ~~strikethrough~~ / underline format.

Future Land Use Element
***
Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

<table>
<tr><th colspan="2">Table FLU-4. Mixed-Use land use.</th></tr>
<tr><th>Classification</th><th>Description</th></tr>
<tr><td rowspan="2">MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts.</td><td>Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.</td></tr>
<tr><td>The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following:
• Residential;
• Retail/Commercial;
• Office;
• Industrial; and
• Public Open Spaces.

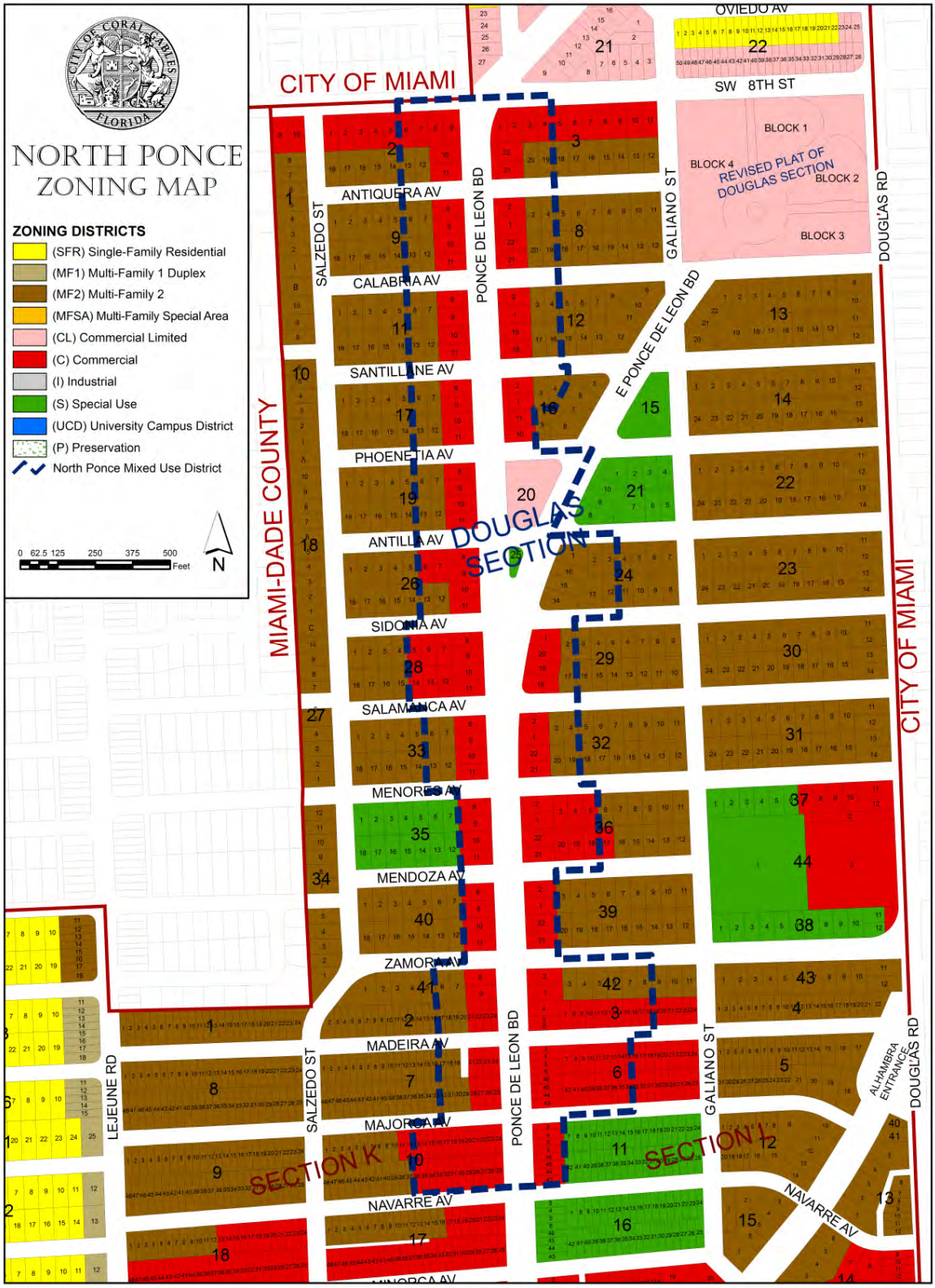
No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio.

The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.
<table>
<tr><th>Type of Use</th><th>Minimum % of FAR</th><th>Maximum % of FAR</th></tr>
<tr><td>Residential</td><td>0%</td><td>85%</td></tr>
<tr><td>Retail/Commercial</td><td>8%</td><td>40%</td></tr>
<tr><td>Office</td><td>0%</td><td>85%</td></tr>
<tr><td>Industrial</td><td>0%</td><td>5%</td></tr>
</table>
Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.</td></tr>
<tr><td>MXOD, Mixed-Use Overlay Districts.</td><td>An MXOD may be permitted as an overlay in the Multi-Family Medium Density, Commercial and Industrial land use categories (see FLU-2: Mixed-Use Overlay District Map).

Properties within the MXOD have the option of developing their property in accordance with the underlying land use.</td></tr>
</table>

3. MIXED USE DISTRICT ZONING MAP AMENDMENT

The proposed Zoning Map Amendment depicting the North Ponce de Leon Boulevard Mixed Use District is provided below. The underlying Zoning District does not change.



4. MIXED USE DISTRICT ZONING CODE TEXT AMENDMENT

The proposed North Ponce de Leon Boulevard Mixed Use District Zoning Code Text Amendment is provided below, in ~~strikethrough~~ / underline format.

Article 4 – Zoning Districts

***

Division 2.Overlay and Special Purpose Districts

Section 4-201. Mixed Use District (MXD).

A. Purpose. The purpose of this District is to:

***

7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment. This can be accomplished by the following:

***

d. Applicability.

i. An MXD may constitute an individual mixed use building(s) in the Commercial (C) and Industrial (I) Districts, or can be assigned as an overlay zoning district ~~designation~~ in the Multi-Family 2, Commercial (C) and Industrial (I) Districts and ~~are~~ is in addition to the underlying zoning designation and other applicable City regulations. Please see Table 1 below for applicability of provisions for individual mixed use buildings and overlay districts.
ii. MXD as an individual mixed use building(s) or as a building within an MXD overlay zoning district shall be subject to the following regulations:
   (a) Multi-family residential and residential accessory uses are permitted uses as a part of a site plan approval.
   (b) The site plan requires conditional use review and approval.
   (c) All underlying zoning district regulations are applicable for the subject property unless superseded by the relevant regulations in Table 1.
iii. The site specific standards of this Code shall not apply to properties seeking assignment of an MXD overlay. Approval of an MXD overlay as a building or a district shall deem underlying site specific regulations as void for properties that meet the MXD development standards.

Table 1.

Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
D. Performance standards.				
1.		✓	Minimum site area for an MXD District.	Twenty-thousand (20,000) square feet.
2.	✓		Minimum site area for an MXD project/building.	Twenty-thousand (20,000) square feet.

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
3.	✓		Minimum site area for an MXD project/building within a Mixed-Use Overlay District as defined on the Official Zoning Map. ~~within North and South Industrial MXDs as defined on the Official Zoning Map.~~	North and South Industrial MXD: Greater than forty-five (45) feet in height shall provide a minimum of one-hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet. North Ponce de Leon Boulevard MXD: Greater than forty-five (45) feet in height shall provide a minimum of one hundred and fifty (150) feet of frontage on Ponce de Leon Boulevard and a minimum site area of twenty thousand (20,000) square feet.
4.	✓	✓	Lot coverage.	No minimum or maximum.
5.	✓	✓	Mixed use percentages.	Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations.
6.		✓	~~Mediterranean architecture.~~ Coral Gables Mediterranean Architecture Design.	~~Mandatory for MXD overlay districts only.~~ Section 5-605 of the Zoning Code is mandatory for MXD Overlay Districts.
E. Building regulations.				
1.		✓	Encroachments of bridges over rights-of way.	Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.
2.	✓	✓	Encroachments for balconies, awnings, etc.	Subject to applicable regulations.
3.		✓	Floor area ratio.	North and South Industrial MXD: Up to 3.5 with ~~Mediterranean architecture.~~ Coral Gables Mediterranean Architectural Design bonus. North Ponce de Leon Boulevard MXD: • Commercial District: Up to 4.375 with Coral Gables Mediterranean Architectural Design bonus and Transfer of Development Rights. • Multi-Family 2 District: Up to 2.0 with Coral Gables Mediterranean Architectural Design bonus.
4.	✓	✓	Floors.	No minimum or maximum required.
5.	✓	✓	Floor-to-floor height.	The minimum floor-to-floor height shall be permitted as regulated per the Building Code.
6.		✓	Height.	North and South Industrial MXD: The maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows: • Commercial Limited District: Up to and including seventy-five (75) feet. • Commercial District: Up to and including one-hundred (100) feet. • Industrial District: Up to and including one-hundred (100) feet.

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
				• Manufacturing uses: Up to and including forty-five (45) feet. <u>North Industrial MXD:</u> For properties within the North Industrial Mixed-Use District which have an underlying zoning designation of Industrial, the City Commission may approve up to an additional twenty (20) feet of habitable building height upon finding that the proposed building complies with the following criteria: • The building has no more than ten (10) stories. • The additional building height is for the purpose of providing increased floor to ceiling height in residential units. • The additional building height enhances the building's aesthetics and the aesthetics of the surrounding area. • The additional building height does not result in increased density or floor area. <u>North Ponce de Leon Boulevard MXD: The maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows:</u> • <u>Commercial District: As per the Underlying Land Use.</u> • <u>Multi-Family 2 District: Up to and including seventy (70) feet, no additional height permitted with architectural incentives.</u>
7.	✓	✓	Heights of architectural elements, etc.	The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows: • Commercial Limited District: Up to and including fifteen (15) feet. • Industrial and Commercial Districts: Up to and including twenty-five (25) feet. • Manufacturing uses: Up to and including ten (10) feet. For properties which have an underlying zoning designation of Industrial and obtain approval from the City Commission for additional habitable space height pursuant to Section 4-201(E)(6), the City Commission may approve architectural elements not to exceed a height of 190'6" from established grade, upon finding that the proposed architectural element enhances the building's aesthetics and the aesthetics of the surrounding area.
8.		✓	Height adjoining residential uses.	Properties which are adjacent to <u>Single-Family and Duplex</u> residential district designations shall be limited to a maximum height (habitable space) of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height. For properties that obtain approval from the City Commission for additional habitable space height pursuant to Section 4-201(E)(6), the City Commission may approve rooftop architectural elements not to exceed twenty-five (25) feet beyond habitable height for that portion of the property which is adjacent to residential district designations, upon finding that the proposed rooftop architectural element enhances the building's aesthetics and the aesthetics of the surrounding area, and that such increased height will not have a negative impact on adjacent residential uses.
9.	✓	✓	Number of buildings per site.	No minimum or maximum required.
10.	✓	✓	Ground floor building frontage on	<u>Individual Buildings and the North and South Industrial MXD:</u> Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
			primary streets.	space, etc.) uses. Primary street means a major street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas of the community (City). North Ponce de Leon Boulevard MXD: Required Frontage onto Ponce de Leon Boulevard: • A minimum of ninety (90) percent of the linear ground floor of each building facing onto Ponce de Leon Boulevard shall be a shopfront. • The uses behind shopfronts shall be those uses allowed in the underlying Commercial District as per Section 4-302. • A minimum of sixty (60) percent, and a maximum of ninety (90) percent of the shopfront shall be transparent. • Ground-level interior spaces that have a Certificate of Occupancy for Commercial Use shall be fully transparent with a minimum of eighty-eight (88) percent light transmission to allow maximum visibility into the interior of the ground-level space from the public right of way and pedestrian areas. • Tinting, reflective glass, curtains, blinds, paper, or other materials that obstruct visibility into the interior of the ground level space shall not be permitted except as required by the Building Code. • Shopfronts shall have operable doors along their front facades spaced at a minimum average of sixty (60) feet on center. • A shopfront may occur at the street-facing edge of the building or it may be set back under or inside an arcade, courtyard, or overhang. If set back, the shopfront windows and doors shall remain publicly accessible and visible from the sidewalk edge. • The shopfront windowsill height above the sidewalk elevation shall be a maximum of two feet. • Shopfronts may be fixed or operable windows or doors. • An operable transparent shopfront may have movable glass doors, such as a bi-fold, horizontal sliding, lift and slide, or swing door to allow maximum openness and circulation during operating hours, but which are closed and secured when the business is closed.
11	✓	✓	Ground floor building frontage on secondary streets.	Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system. Individual Buildings and the North and South Industrial MXD: Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. ~~Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.~~ North Ponce de Leon Boulevard MXD: • Commercial Zoning: A minimum of twenty (20) percent of the linear ground floor of each building facing onto a secondary street shall be a shopfront. • Multi-Family 2 Zoning: A minimum of eighty (80) percent of the linear ground

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
				floor of each building facing onto a secondary street shall be residential uses. A ten (10) foot landscaped setback shall be provided, with open lawn or low ground cover. Fences, walls and hedges may not be located within the landscaped setback area. Shade trees shall be planted a minimum of every fifty (50) feet. Operable pedestrian entrances shall be provided with direct access from the sidewalk a minimum of every fifty (50) feet. A stoop with an optional cantilevered roof, canopy or awning may encroach into the landscaped setback a maximum of three (3) feet, as part of an operable pedestrian entrance.
12	✓	✓	Retail frontage on alleys.	No minimum or maximum required.
13.	✓	✓	Residential density.	Up to a maximum of one hundred and twenty-five (125) units per acre except for properties in the Central Business District (CBD), the North Ponce de Leon Boulevard Mixed Use District, and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD, the North Ponce de Leon Boulevard Mixed Use District, and the North and South Industrial Mixed Use Districts.
14.	✓	✓	Setbacks and Stepbacks (buildings).	Individual Buildings and the North and South Industrial MXD: • Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet • Side: Interior side: None. Side street: Fifteen (15) feet. • Rear: Abutting a dedicated alley or street: None. No abutting dedicated alley or street: Ten (10) feet. • Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations. North Ponce de Leon Boulevard MXD: • Ponce de Leon Boulevard: Up to ninety-seven (97) feet in height: None. If over ninety-seven (97) feet in height: Thirty (30) feet. • Interior side abutting Commercial Zoning: none. • Interior side abutting Multi-Family 2 Zoning: fifteen (15) feet. • Side street: None, unless within fifty (50) feet of Neighborhood Conservation District: ten (10) feet. • Rear abutting Commercial Zoning: none. • Rear abutting a dedicated street: Ten (10) feet. • Rear abutting Neighborhood Conservation District: Up to ninety-seven (97) feet in height: twenty (20) feet. If over ninety-seven (97) feet in height: One hundred (100) feet. • Balconies: Cantilevered open balconies may project into the required setback areas a maximum of six (6) feet. Applicants in the North Ponce de Leon Boulevard MXD may not seek relief or reduction in building setbacks or stepbacks.

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
15.	✓	✓	Setback reductions and vertical building stepbacks.	Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of fifty (50%) percent of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following: • Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be five hundred (500) square feet. • Include both hard and softscape landscape improvements and pedestrian amenities. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of thirteen (13) feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations. Vertical building stepbacks. A vertical building stepback of a minimum of ten (10) feet shall be provided at a maximum height of forty-five (45) feet on all façades. Additional vertical building stepbacks may be required by the City Architect and the entire Board of Architects to further reduce the potential impacts of the building bulk and mass.
16.		✓	Setbacks adjoining residential uses.	Residential districts. All property lines abutting a residential land use or district shall be a minimum of fifteen (15) feet. No reductions in setbacks may be requested or granted.
17.		✓	Street/lot frontage.	No minimum or maximum.
F. Design regulations.				
1.		✓	Arcades and/or loggias.	Arcades, loggias or covered areas may accommodate up to eighty (80%) percent of the entire linear length of the building based upon the site plan review criteria listed herein. Encroachment of the entire length or one hundred (100%) percent may be requested subject to review and approval at the time of site plan consideration. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and massing.
2.	✓	✓	Architectural relief and elements.	Architectural relief and elements (i.e., windows, cornice lines, etc.) shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.
3.	✓	✓	Building support services.	All mechanical, electrical and other associated support service areas shall be located entirely within the structure.
4.	✓	✓	Facades.	Facades in excess of one hundred and fifty (150) feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, stepbacks or variations in bulk/massing at ~~a minimum~~ <u>an average</u> of one hundred (100) foot intervals. (b) Use of architectural relief and elements.
5.	✓	✓	LEED certification.	All buildings are required to meet the standards of Leadership in Energy and Environmental Design (LEED) criteria specified by the U.S. Green Building Council, or similar rating agency. Examples may include the following LEED certification rating systems:

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
				• Building Design and Construction (BD+C). • Neighborhood Development (ND).
6.	✓	✓	Lighting (street).	Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions.
7.	✓	✓	Lighting (building).	External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.
8.	✓	✓	Lighting (landscaping).	Lighting in the form of uplighting of landscaping is encouraged.
9.	✓	✓	Outdoor storage.	The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.
10.	✓	✓	Overhead doors and parking garage entrances.	Overhead doors and parking garage entrances shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.
11.	✓	✓	Paver treatments.	Paver treatments shall be included in the following locations: • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of twenty-five (25%) percent of paving surface.
12.	✓	✓	Parking garages.	Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.
13.	✓	✓	Pedestrian access orientation.	All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.
14.	✓	✓	Pedestrian amenities.	Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: • Benches. • Information kiosks. • Lighting. • Bike racks. • Refuse containers. • Sidewalk pavement treatments. • Statuary. • Street crosswalk paver treatments. • Wall mounted fountains. • Water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.
15.	✓	✓	Pedestrian design features for building frontages (street level only).	On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included: • Display windows or retail display area; • Landscaping; and/or, • Architectural building design features. The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.
16.	✓	✓	Pedestrian	Individual Buildings and the North and South Industrial MXD:

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
			pass-throughs/ paseo and Landscaped Pedestrian Passages.	Pedestrian pass-throughs shall be provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following: • Minimum of ten (10) feet in width. • Include pedestrian amenities as defined herein. In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through. North Ponce de Leon Boulevard MXD: A Landscaped Pedestrian Passage shall be provided along the rear of the property and shall provide a direct linear connection through the block. The Landscaped Pedestrian Passage shall be a minimum width of twenty (20) feet and shall be open to the sky. Residential balconies and stoops may encroach into the Landscaped Pedestrian Passage a maximum of six (6) feet. A linear paved pedestrian path of five (5) to ten (10) feet in width shall be provided with landscaping on both sides.
17.	✓	✓	Porte-cocheres.	Porte-cocheres are prohibited on front property line or primary street.
18.	✓	✓	Rooftop screening.	All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.
19.	✓	✓	Design regulations.	The Board of Architects may approve minor adjustments for aesthetic purposes to required Mixed Use District design regulations in order to enhance building design.
G. Landscaping.				
1.	✓	✓	Landscape open space.	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.
H. Parking/vehicle storage.				
1.	✓	✓	Bicycle storage.	To encourage the use of bicycles, etc., a minimum of one (1) ten (10) foot bicycle rack for each two hundred and fifty (250) parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.
2.	✓	✓	Boats, trailers, etc.	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.
3.	✓	✓	Curbing.	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.
4.	✓	✓	Loading/ unloading areas.	Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14. All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours. North Ponce de Leon Boulevard MXD: In addition to the regulations above, loading areas shall be located on Commercial Zoned property. Curb cuts and Loading on Ponce de Leon Boulevard and East Ponce de Leon Boulevard shall be prohibited.
5.	✓	✓	Ground floor uses.	Off-street parking requirements for ground floor commercial uses (i.e. offices, restaurants, retail, or similar uses) shall be calculated at a rate of one (1) space per three-hundred (300) square feet of floor area.

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
				Requests for change of use shall be reviewed and approved by the Development Review Official for compatibility with surrounding uses and whether there is a negative impact on the public parking system, including on-street parking.
6.	✓	✓	Shared Parking.	Shared parking may be considered for mixed-use developments on a case-by-case basis pursuant to the provisions of Zoning Code Section 5-1410.
7.	✓	✓	On-street parking.	On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis. On-street parking shall not be included as satisfying the required parking requirements. On-street parking is encouraged on alleys. Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.
8.	✓	✓	Parking garages.	<u>Individual Buildings and the North and South Industrial MXD:</u> • Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages. • Parking facilities shall accommodate pedestrian access to all adjacent street(s) and alleys. <u>North Ponce de Leon Boulevard MXD:</u> • <u>Ground floor parking shall be setback from Ponce de Leon Boulevard a minimum of sixty (60) feet.</u> • <u>Ground floor parking shall be setback from secondary or side streets a minimum of twenty (20) feet.</u> • <u>Ground floor parking shall be setback from Neighborhood Conservation Districts and Residential Infill Districts a minimum of forty (40) feet.</u> • <u>Parking on the 2nd Floor and above shall be setback from Ponce de Leon Boulevard a minimum of twenty (20) feet.</u> • <u>Parking on the 2nd Floor and above shall be setback from Neighborhood Conservation Districts and Residential Infill Districts a minimum of forty (40) feet.</u>
9.	✓	✓	Parking space limitations.	Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.
10.	✓	✓	Residential uses.	Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.
11.	✓	✓	Surface parking areas.	Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets. <u>North Ponce de Leon Boulevard MXD:</u> <u>The parking setbacks provided in H.8. of this table shall apply to surface parking areas.</u>
		✓	Valet parking areas.	If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
				North Ponce de Leon Boulevard MXD: Valet drop-off areas shall be provided on Commercial zoned property on side or secondary streets.
I. Sanitation and service areas.				
1.	✓	✓	General.	In accordance with Article 5, Division 17
J. Signs.				
1.	✓	✓	General.	In accordance with Article 5, Division 19.
K. Streets and alleys.				
1.	✓	✓	Streets and alleys.	Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.
2.	✓	✓	Driveways.	Individual Buildings and the North and South Industrial MXD: • Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions. • Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way. North Ponce de Leon Boulevard MXD: • Driveways, curbcuts, and vehicular use areas are prohibited on Ponce de Leon Boulevard and East Ponce de Leon Boulevard. • Driveways, curbcuts, and vehicular use areas shall be provided on Commercial zoned property fronting a side or secondary street, and should be consolidated into one (1) curb cut.
3.	✓	✓	Sidewalks.	Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic. Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations). Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
L. Utilities.				
1.	✓	✓	Underground utilities.	All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.
2.	✓	✓	Above ground utilities.	Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.
M. Miscellaneous.				
1.	✓	✓	Configuration of land.	The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.
2.	✓	✓	Easements.	The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.
3.	✓	✓	Encroachments into public rights-of-way.	Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: • The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended. • The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.
4.	✓	✓	Live work units.	• Live work units shall satisfy all applicable building code and fire and life safety code requirements at time of completion. • Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future. • The nonresidential space of a live work unit may be expanded to include the nonresidential space of an abutting live work unit if the applicant meets all applicable building codes. • Changes in use to allow for nonresidential uses shall be required to pay impact and water fees, meet the applicable building codes, and the parking requirements. • Operation of live work unit. o Prior to the issuance of an Occupational License for a nonresidential use, the applicant shall apply for a change in use permit if the unit was previously designated as a live work unit as part of a development approval. o Deliveries for nonresidential uses in the live work unit shall be limited to the hours of 8:00 AM to 8:00 PM. o Live work units shall not be used for storage of flammable liquids, or toxic hazardous materials which means any and all materials, substances, waste or chemicals classified under applicable governmental laws, rules or regulations as hazardous or toxic substances, materials, waste or chemicals.
5.		✓	Public realm improvements.	Responsibility. All property owner(s) that desire to develop pursuant to these regulations shall be required to fund, install, and maintain all public realm

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
				improvements required herein on private property as well as those required from the property boundary to the centerline of all contiguous public rights-of-way. A property owner may also provide public realm improvements up to the property line on the far side of rights-of-way abutting his/her property. These improvements as identified in the "Master Streetscape Plan" and "Underground Facilities Master Plan" include, but are not limited, to the following: landscaping; paving; signage; street furniture; public right-of-way improvements; and undergrounding of all utilities. Any other abutting property owner who subsequently develops property abutting an improved public realm area pursuant to these provisions shall reimburse the property owner who funded the improvements the pro rata share attributable to his property based on street or alley frontage along with the amount of interest permitted by this provision. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements. Property owners who develop property abutting already improved public realm areas shall restore the public realm areas to their condition prior to the commencement of construction. The costs of such restoration shall not affect the total amount of reimbursement which another abutting property owner may be entitled to under this section. Administration of improvements. Prior to issuance of a building permit for construction, the property owner(s) shall provide surety equating to one hundred (100%) percent of the costs for completion of all improvements. The monies shall be deposited into a "Mixed Use District Public Realm Improvements Fund" (hereinafter referred to as the "Fund") and disbursed by the City according to this section. The pro rata share of each property owner's contribution to the fund shall be based on its street frontage measured in linear feet or other means of equitable distribution. Per annum simple interest as established and authorized by Section 687.01, Florida Statutes will accrue from the date of full payment for all improvements. The City shall also collect an administrative fee as authorized by Florida Statutes for the administration and implementation of the Fund. Invoices submitted by the developer to the City in connection with the public realm improvements shall be paid by the City from the Fund. The City's Public Works Department shall monitor construction and disperse the monies from the Fund based upon completion of work and in compliance with the Master Streetscape Plan and Underground Facilities Master Plan. Underground utility provisions. Underground utilities shall be installed pursuant to an Underground Facilities Master Plan which will be prepared by the Public Works Department in cooperation with the Planning Department. The necessary support facilities for the installation of all underground utility facilities, including but not limited to utility vaults and transformers shall be located on private property. Property owners will receive an FAR credit equivalent to the amount of space occupied by the necessary utility facility. Easements. The property owners shall provide easements to all applicable utility companies for the installation and maintenance of underground utilities. Alternative funding mechanism. A Special Taxing District or Special Assessment District may be created pursuant to Florida Statutes to fund the installation and maintenance of underground utilities and all public realm improvements.

Table 1.				
Reference	*Individual building(s)*	*Overlay District*	*Type*	*Requirements*
6.	✓	✓	Transfer of density and floor area ratio within the site plan.	The density and floor area ratio may be transferred throughout the contiguous unified parcel, so far as building height, building setback, building stepback, parking garage liner requirements, and all other requirement of this Table are met.

5. TRANSFER OF DEVELOPMENT RIGHTS ZONING CODE TEXT AMENDMENT

The proposed Transfer of Development Rights Zoning Code Text Amendment is provided below, in ~~strikethrough~~ / underline format.

Article 3 – Development Review

***

Division 10. Transfer of Development Rights

***

Section 3-1004. Transfer/sending of TDRs and issuance of a Certificate of TDRs.

***

B. Transfer/sending of TDRs from a sending site. The Historic Preservation Officer shall have the authority to grant approval to transfer/send TDRs if all of the following are satisfied:

1. The sending site has been designated as a local historic landmark or a contributing property within a local historic district pursuant to Article 3, Division 11.
2. The sending site is (i) located within the boundaries of the CBD and designated commercial zoning or (ii) located north of Navarre Avenue, east of LeJeune Road, west of Douglas Road, and south of SW 8th Street, and is zoned Commercial or MF2~~, and is developed with one of the following MF2 permitted land uses: duplex dwelling, multi-family dwelling, or bed and breakfast establishment~~.

***

Section 3-1005. Use of TDRs on receiver sites.

A. Use of TDRs on receiver sites. The receiving sites shall be (i) located within the boundaries of the CBD and designated Commercial zoning~~.~~, or (ii) located within the boundaries of the North Ponce de Leon Boulevard Mixed Use District and designated Commercial zoning.

6. RESIDENTIAL INFILL DISTRICT COMPREHENSIVE PLAN TEXT AMENDMENT

The proposed Residential Infill District Comprehensive Plan Text Amendment is provided below, in ~~strikethrough~~ / underline format.

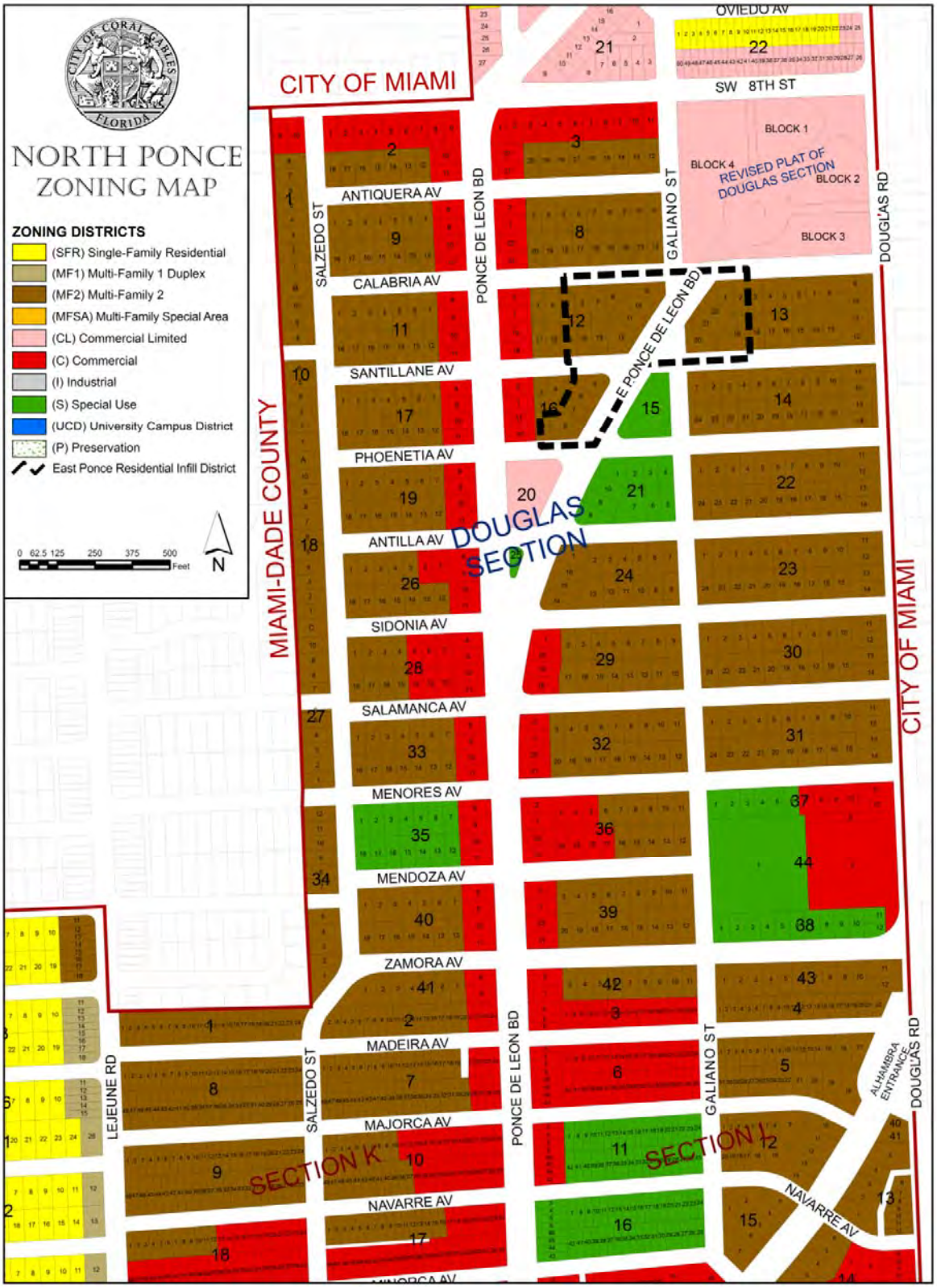
Future Land Use Element

Policy FLU-1.1.2 Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-1. Residential Land Uses.			
Classification	Description	Density / Intensity	Height
Single-Family Low Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code. In designated Residential Infill Districts: Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family High Density.	Multi-family residential of high height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

7. RESIDENTIAL INFILL DISTRICT ZONING MAP AMENDMENT

The proposed Zoning Map Amendment depicting the East Ponce de Leon Boulevard Residential Infill District is provided below. The underlying Zoning Districts do not change.



8. RESIDENTIAL INFILL DISTRICT ZONING CODE TEXT AMENDMENT

Article 4 – Zoning Districts

***

Division 2.Overlay and Special Purpose Districts

***

Section 4-206. Residential Infill Overlay District

A. Purpose and applicability.

1. The purpose of the Residential Infill Overlay District is to promote the goals, objectives, and policies of the City's Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools.

2. The district is established in order to maintain the following objectives:

    a. Provide greater housing opportunities in strategic areas of the City that are in close proximity to transit, employment centers, parks, and schools, and that are not in environmentally vulnerable or sensitive areas.

    b. Promote and encourage pedestrian activity by requiring pedestrian-oriented building design and site planning.

    c. Protect and promote a garden-like feeling in Coral Gables' multi-family residential districts through clear and unified landscape standards.

    d. Encourage harmonious and engaging streetscapes that support the Coral Gables Mediterranean brand, through mandatory Mediterranean Architecture Design Standards.

3. Applicability.

    a. The Residential Infill Overlay District applies to properties zoned Multi-Family 2 and designated as "Residential Infill District" on the Official Zoning Map of the City of Coral Gables.

    b. The site specific standards of this Code shall not apply to properties within a Residential Infill Overlay District. Approval of an RID Overlay District shall deem underlying site specific regulations as void for properties that meet the RID development standards.

    c. The site plan requires Conditional Use review and approval.

    d. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting individual property in this district shall control use and development.

    e. If an Applicant chooses to use the Density and Floor Area Ratio bonuses provided in this section, all of the standards provided below shall be mandatory.

4. Performance Standards.

    a. Minimum Building Site Area. Twenty-thousand (20,000) square feet.

    b. Maximum density. The density provided in the Comprehensive Plan, with architectural incentives.

    c. Maximum FAR. 2.0 or 2.25, with architectural incentives.

d. Maximum Height. Seventy (70) feet; ninety-seven (97) feet with architectural incentives.

5. Architecture Standards.

a. Coral Gables Mediterranean Architecture Design, as set forth in Zoning Code Section 5-605 shall be required for all buildings.

b. All development shall comply with Article 5, Division 6 for residential uses which are set out in Table 1 of Division 6 and five (5) of ten (10) of the standards in Table 2 of Division 6.

c. The Primary Pedestrian entrance shall be located fronting East Ponce de Leon Boulevard or if the property does not front East Ponce de Leon Boulevard, the Primary Street.

6. Landscape Standards.

a. Purpose. The purpose of the Landscape Standards is to preserve and enhance the existing landscaped "garden district" character of Coral Gables, 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.

b. Applicability. The Landscape Standards shall be mandatory for all properties in the Residential Infill Overlay District, whether modification of existing buildings to accommodate increased density or intensity, or new construction.

c. 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.

d. 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.

e. Driveway / Parking Placement.

i. Driveways, curb cuts, and any other vehicular use areas shall be prohibited on East Ponce de Leon Boulevard.

ii. For corner lots, driveways shall be located on the side street.

iii. For interior lots that do not have a side street frontage, a maximum of twenty (20) percent of the front setback may be used for driveway placement. For instance, for a fifty (50) foot wide lot, a maximum of one (1) ten (10) foot wide driveway may be provided through the front yard.

iv. Off-street parking shall be set back a minimum of thirty (30) feet from the front property line and shall be screened with habitable liner space or landscaping. Off-street parking is prohibited in the front setback.

5. FINDINGS OF FACT

Future Land Use Map and Comprehensive Plan Text Amendments – Mixed Use District and Residential Infill District

In accordance with Section 3-1501 of the Zoning Code, proposed amendments to the Text and Maps of the Comprehensive Plan shall be reviewed pursuant to the following standards:

1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.
    - The proposed text and map amendments advance multiple objectives and policies of the Comprehensive Land Use Plan, specifically objectives and policies in the Future Land Use Element, Design, Housing, Mobility, Historical Resources, and Green Elements of the Comprehensive Plan.

2. Whether it is internally consistent with Comprehensive Land Use Plan.
    - The proposed text and map amendments are internally consistent with Comprehensive Land Use Plan.

3. Its effect on the level of service of public infrastructure.
    - The proposed text and map amendments promote redevelopment of properties within the urbanized areas of the City, with access to transit, employment centers, retail, schools and parks. This is a targeted area for growth in the City, where existing public infrastructure is best suited for growth.

4. Its effect on environmental resources.
    - The proposed text and map amendments conserve environmental resources by encouraging growth in existing urbanized areas of the City, reducing reliance on fossil fuels for transportation needs, and conserving environmentally sensitive lands.

5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.
    - The proposed text and map amendments encourage greater diversity in housing options in the North Ponce area of the City, which can provide options for multi-family housing that will be more affordable for a variety of household types.

6. Any other effect that the City determines is relevant to the City Commission's decision on the application.
    - The proposed text and map amendments reflect years of community input from North Ponce stakeholders, and current best practices in urban planning, housing, and transportation.

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

Zoning Map and Zoning Code Text Amendments – Mixed Use District, Transfer of Development Rights, and Residential Infill District

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.
    - The proposed Zoning Code text and map amendments promote health, safety, and welfare by encouraging additional housing in a targeted area of the City; by requiring high quality design that encourages pedestrian activity, and by encouraging engaging streets and neighborhoods that support a high quality of life for residents.

b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
    - The proposed Zoning Code text and map amendments do not permit uses that 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.
    - The proposed Zoning Code text and map amendments do 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.
    - The proposed Zoning Code text and map amendments promote redevelopment of properties within the urbanized areas of the City, with access to transit, employment centers, retail, schools and parks. This is a targeted area for growth in the City, where existing public infrastructure is best suited for growth.

e. Does not directly conflict with an objective or policy of the Comprehensive Plan.
    - The proposed Zoning Code text and map amendments do not directly conflict with an objective or policy of the Comprehensive Plan.

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

6. 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.

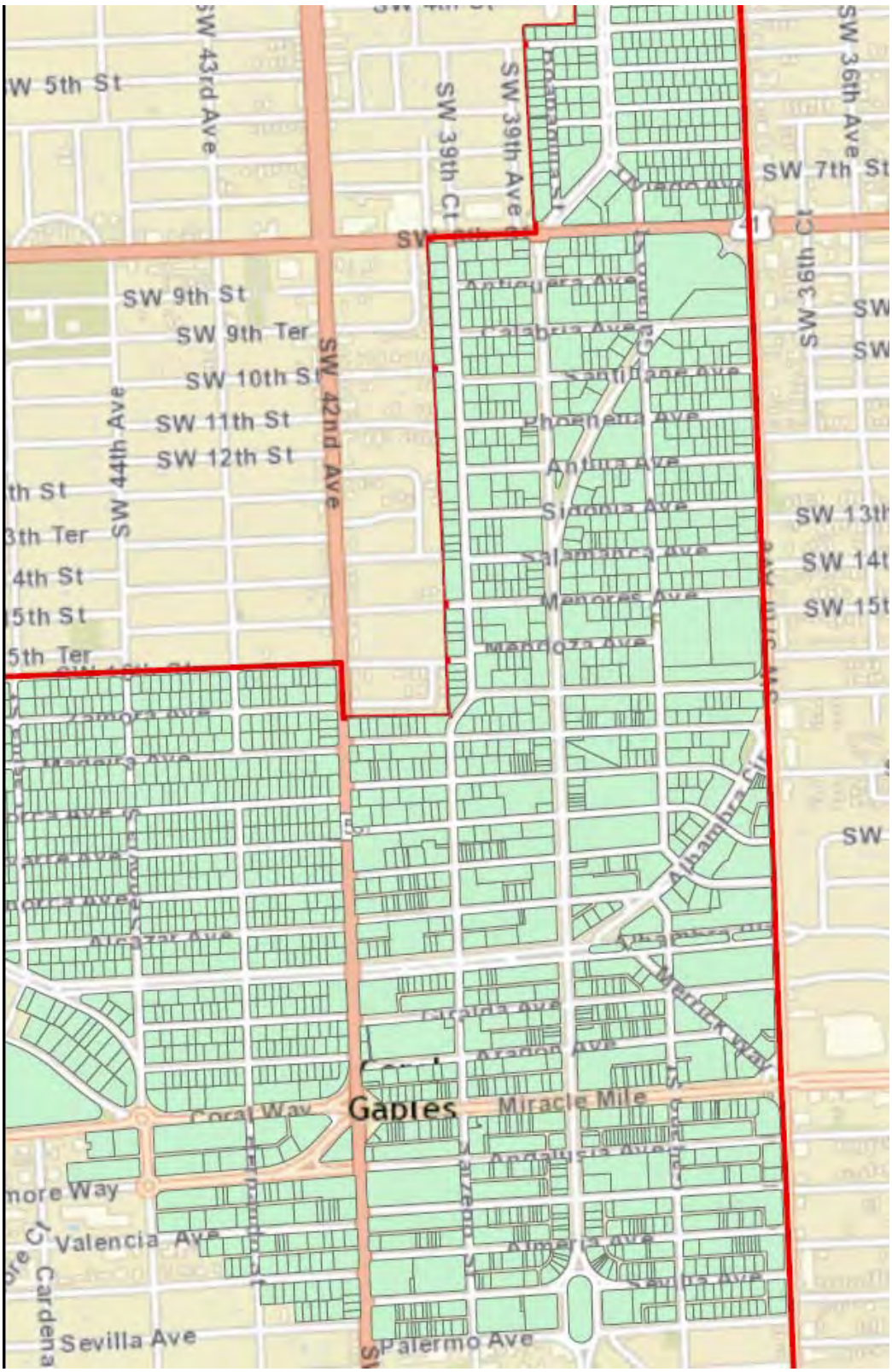
- Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.

7. PUBLIC NOTIFICATION

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

Type	Date
Current Request: North Ponce Mixed Use District and Residential Infill District	
Legal Advertisement	10.28.16 12.02.16
Courtesy Notice Letters to Property Owners within area and within 1,500 feet	10.28.16
Posted agenda on City web page / City Hall	10.28.16 12.05.16
Coral Gables E-news newsletter	11.02.16
Miami Herald Neighbors Ad	11.06.16
Posted Staff Report on City web page	11.04.16 12.09.16
Planning and Zoning Board Meeting	11.09.16 12.14.16
North Ponce Community Visioning and Planning Meetings	
City Commission Discussions	10.28.14 01.13.15 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 08.10.16 10.19.16

The property owners that were mailed courtesy notice of this application are indicated in green in the map provided below. Approximately 4,500 letters were mailed to property owners.



8. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **Approval** of the eight (8) requests: North Ponce de Leon Boulevard Mixed Use District Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Map Amendment, Zoning Code Text Amendment, and Transfer of Development Rights Zoning Code Text Amendment, and the East Ponce de Leon Boulevard Residential Infill District Comprehensive Plan Text Amendment, Zoning Map Amendment, and Zoning Code Text Amendment.

Summary of the Basis for Recommendation

Staff's analysis of the application is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report.

9. ATTACHMENTS

A. 10.28.16 Legal notice published.
B. 10.28.16 Courtesy notice mailed to all property owners within affected area and within 1,500'.
C. 11.02.16 Coral Gables E-News announcement.
D. 11.06.16 Miami Herald Neighbors Ad.
E. 12.02.16 Legal notice published.
F. 2015 North Ponce Community Visioning Report.
G. Residential Infill District Analysis.
H. 12.14.16 PZB Powerpoint presentation.

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 f/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 - NOV. 9, 2016

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

10/28/2016

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
28 day of OCTOBER, A.D. 2016

(SEAL)
MARIA MESA personally known to me

ODALYS OJEDA
MY COMMISSION EXPIRES SEPTEMBER 6, 2020
GG 028718
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

CITY PUBLIC HEARING	LOCAL PLANNING AGENCY / PLANNING ZONING BOARD
DATES/TIMES	WEDNESDAY, NOVEMBER 9, 2016, 6:00 – 9:00 P.M.
LOCATION	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 through 5 are related.

1. 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;" providing for severability, repealer and an effective date. (Legal description on file with the City) (LPA review)

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-1.1.3, "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. 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; providing for severability, repealer and an effective date. (Legal description on file with the City)

4. 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. 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, "Development Review," Division 10, "Transfer of Development Rights" to modify criteria for sending sites north of Navarre Avenue, and to allow for Commercial zoned properties with the "North Ponce Mixed Use District" overlay to be receiving sites subject to certain criteria; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

Items 6 through 8 are related.

6. 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)

7. 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; providing for severability, repealer and an effective date. (Legal description on file with the City)

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 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.

9. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-302, "Commercial District;" and, Article 5, "Development Standards," Division 1, "Accessory Uses," Section 5-115, "Drive-throughs, walk-up windows, and automated teller machines (ATM)" requiring conditional use review for drive through facilities; providing for repealer provision, severability clause, codification, and providing for an effective date .

10. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Development Review," Division 10, "Transfer of Development Rights;" modifying the provisions for transfer development rights; providing for repealer provision, severability clause, codification, and providing for an effective date.

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 in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

10/28 16-86/0000156134M

City of Coral Gables
Courtesy Public Hearing Notice
For Property Owners

October 28, 2016

Applicant: **City of Coral Gables**

Application: **<u>North Ponce de Leon Boulevard Mixed-Use District and East Ponce de Leon Boulevard Residential Infill District</u>**

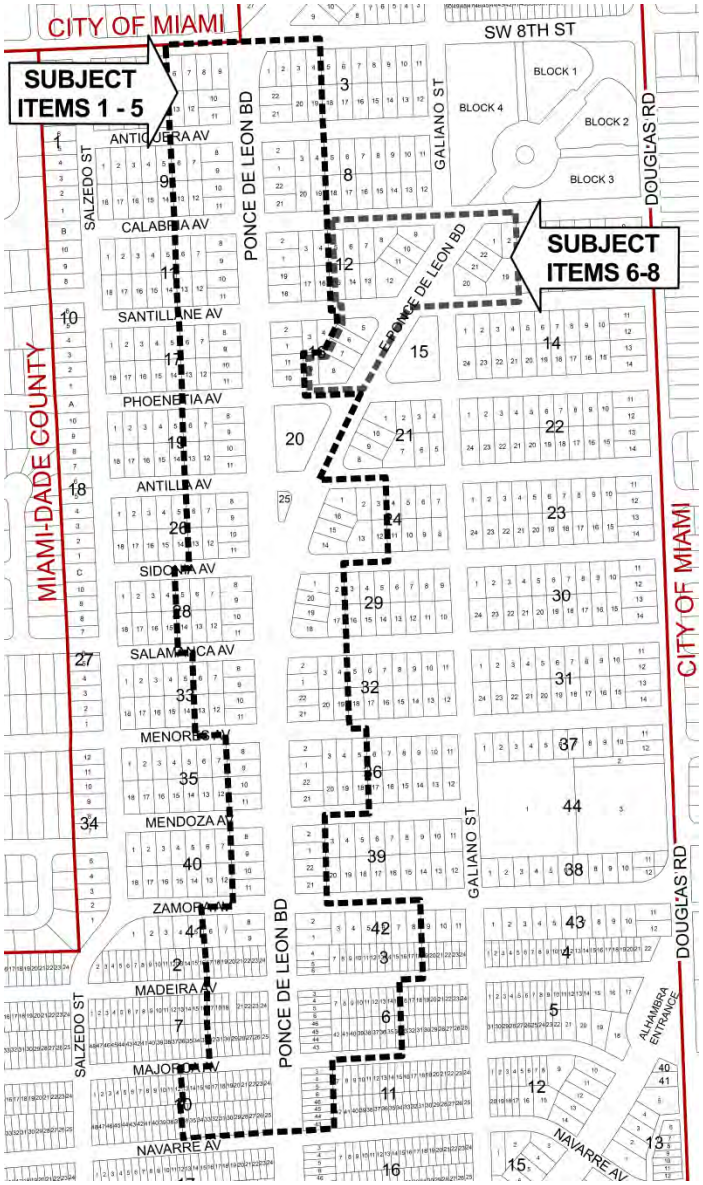
- **Comprehensive Plan Map Amendment**
- **Comprehensive Plan Text Amendment**
- **Zoning Map Amendment**
- **Zoning Code Text Amendments**

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

Public Hearing Date/Time/ Location: **Planning and Zoning Board**

<u>November 9, 2016, 6:00 – 9:00 p.m.</u>

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 November 9, 2016 on the following related applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

North Ponce de Leon Boulevard Mixed Use District – Comprehensive Plan and Zoning Code Amendments (Items 1 – 5)

The North Ponce de Leon Boulevard Mixed Use 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 Comprehensive Plan and Zoning Code Amendments implement those ideas

that have received support from the community in order to encourage high quality development along the North Ponce de Leon Boulevard corridor, while protecting the residential character of the North Ponce garden apartment district. As part of these amendments, the Transfer of Development Rights standards in the Zoning Code will be amended in order to allow additional sites in the North Ponce to serve as sending and receiving sites for development rights, subject to certain criteria. Items 1 through 5 below are the related Ordinances for the North Ponce de Leon Boulevard Mixed Use District.

1. 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;" providing for severability, repealer and an effective date. (Legal description on file with the City) (LPA review)

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-1.1.3, "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. 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; providing for severability, repealer and an effective date. (Legal description on file with the City)

4. 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. 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, "Development Review," Division 10, "Transfer of Development Rights" to modify criteria for sending sites north of Navarre Avenue, and to allow for Commercial zoned properties with the "North Ponce Mixed Use District" overlay to be receiving sites subject to certain criteria; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

East Ponce de Leon Boulevard Residential Infill District – Comprehensive Plan and Zoning Code Amendments (Items 6 – 8)

The East Ponce de Leon Boulevard Residential Infill District is proposed as a companion item for the implementation of the North Ponce de Leon Boulevard Mixed Use District. This Residential Infill District will modify the maximum permitted density and floor area ratio for multi-family residential projects while providing high standards of architectural quality, in order to encourage high quality redevelopment of this important connection between Douglas Entrance to Ponce de Leon Boulevard and Ponce de Leon Park. Items 6 through 8 below are the related Ordinances for the East Ponce de Leon Boulevard Residential Infill District.

6. 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)

7. 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; providing for severability, repealer and an effective date. (Legal description on file with the City)

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 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.

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

McLaughlin, Megan

From: City of Coral Gables <e-news@coralgables.com>
Sent: Wednesday, November 02, 2016 8:52 AM
To: citywide
Subject: Coral Gables welcomes a new Fire Chief, find out what was discussed at the trash collection community meetings, and more!

Like

eNews from
CORAL GABLES
CITY OF CORAL GABLES OFFICIAL NEWSLETTER

November 2, 2016 | Visit our website

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From City Hall

CORAL GABLES
THE CITY BEAUTIFUL

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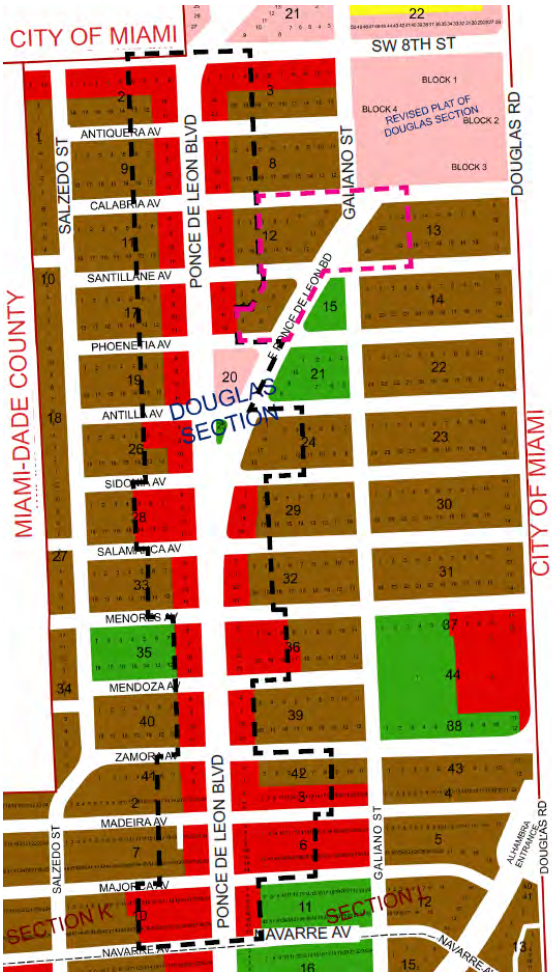
Board of Architects
Development Projects

Miracle Mile & Giralda Ave Streetscape Update
To view weekly updates on the construction work, traffic impact and other relevant information, click here.

North Ponce de Leon Corridor Rezoning Update



As part of the ongoing implementation of the North Ponce Community Planning effort, the City of Coral Gables is bringing forward Comprehensive Plan and Zoning Code amendments to encourage high-quality development along the North Ponce de Leon Boulevard corridor, while protecting the residential character of the adjacent neighborhood. The affected properties are located along Ponce de Leon Boulevard from Navarre Avenue to SW 8th Street and along East Ponce de Leon Boulevard from Sidonia Avenue to Calabria Avenue. A Planning and Zoning Board Public Hearing is taking place on Wednesday, November 9, 6 p.m. at Commission Chambers. The Planning and Zoning Board meeting is the first of three public hearings on these items. The second and third public hearings will be scheduled at a future date. Public participation and input is encouraged. For more information, contact planning@coralgables.com or 305-460-5211.

Free Basketball Game Tickets for Residents

Thanks to a 20-year Development Agreement between the City of Coral Gables and the University of Miami, Coral Gables residents can receive up to four free tickets per household for upcoming Canes Men's and Women's Basketball games. Tickets will be distributed in person at the War Memorial Youth Center, 405 University Drive, no earlier than the designated distribution date, until quantities last. The Youth Center ticket office is open on Saturdays from 8 a.m. until 12 noon. Residents must show proof of residential address. Tickets are limited to four per household. Read more...

Around Town

Free Chopin Piano Concert

November 13

3 p.m.

Granada Presbyterian Church

950 University Drive

Click here.

Coral Gables Food Wine Festival

November 11-12, 2016

5-10 p.m.

On Alhambra from

Ponce de Leon to Salzedo St.

Click here.

Stay Connected!

Like us on Facebook | View our videos on YouTube

City of Coral Gables | 305-460-5205 | enews@coralgables.com
405 Biltmore Way | Coral Gables, FL 33134

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City of Coral Gables, 405 Biltmore Way, Coral Gables, FL 33134

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Sent by e-news@coralgables.com

CORAL GABLES®
THE CITY BEAUTIFUL

Thank You Veterans

We recognize the many Coral Gables residents and City employees who have served in the United States Armed Forces.

Happy Veteran's Day

Coral Gables City Hall will be closed on Friday, November 11 in observance of Veteran's Day.

Facilities/Services Closed:

- Passport Office, 4520 Ponce de Leon
- No Trolley service
- War Memorial Youth Center, 405 University Drive
- Adult Activity Center, 2 Andalusia Avenue

Facilities/Services Open:

- Venetian Pool opens from 10 a.m. - 4:30 p.m.
- Kerdyk Biltmore Tennis Center and Salvadore Tennis Center open from 7 a.m. – 9 p.m.

Garbage, trash and recycling services will not be affected.

DON'T MISS!

Recycle Your Electronics

Saturday, November 12
9 a.m. – 12 noon
City Hall Parking Lot
405 Biltmore Way

Drop off your old electronics, worn-out athletic shoes & used eyeglasses.
Any electronic item that has a plug or takes batteries can be recycled.
305-460-5008

North Ponce de Leon Corridor Rezoning Update

The City of Coral Gables is bringing forward Comprehensive Plan and Zoning Code amendments to encourage high-quality development along the North Ponce de Leon Boulevard corridor, while protecting the residential character of the adjacent neighborhood.

Affected properties:

Ponce de Leon Boulevard from Navarre Avenue to SW 8th Street

East Ponce de Leon Boulevard from Sidonia Avenue to Calabria Avenue

Planning and Zoning Board
Public Hearing
Wednesday, November 9 at 6 p.m.
Commission Chambers
405 Biltmore Way
This is the first of three public hearings on these items.
Public participation is encouraged.
planning@coralgables.com
305-460-5211

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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 OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/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 - DEC. 14, 2016

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

12/02/2016

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
2 day of DECEMBER, A.D. 2016

(SEAL)
OCTELMA V. FERBEYRE personally known to me

DIANA HERRERA
MY COMMISSION EXPIRES
SEPTEMBER 5, 2020
GG 026713
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

CITY PUBLIC HEARING	LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD
DATES/TIMES	WEDNESDAY, DECEMBER 14, 2016, 6:00-9:00 P.M.
LOCATION	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 through 8 are related. These items were continued from the November 9, 2016 Planning and Zoning Board Meeting.

1. 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;" providing for severability, repealer and an effective date. (Legal description on file with the City) (LPA review)

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-1.1.3, "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. 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; providing for severability, repealer and an effective date. (Legal description on file with the City)

4. 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. 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, "Development Review," Division 10, "Transfer of Development Rights" to modify criteria for sending sites north of Navarre Avenue, and to allow for Commercial zoned properties with the "North Ponce Mixed Use District" overlay to be receiving sites subject to certain criteria; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

6. 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)

7. 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; providing for severability, repealer and an effective date. (Legal description on file with the City)

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 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.

Items 9 and 10 are related.

9. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Villa Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (510 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

10. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations", Section A-12, "Biltmore Section" adding site specific provisions increasing the maximum permitted floor area ratio for the property legally described as Lots 24-38, Block 7, Biltmore Section; providing for repealer provision, severability clause, codification, and providing for an effective date.

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 in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

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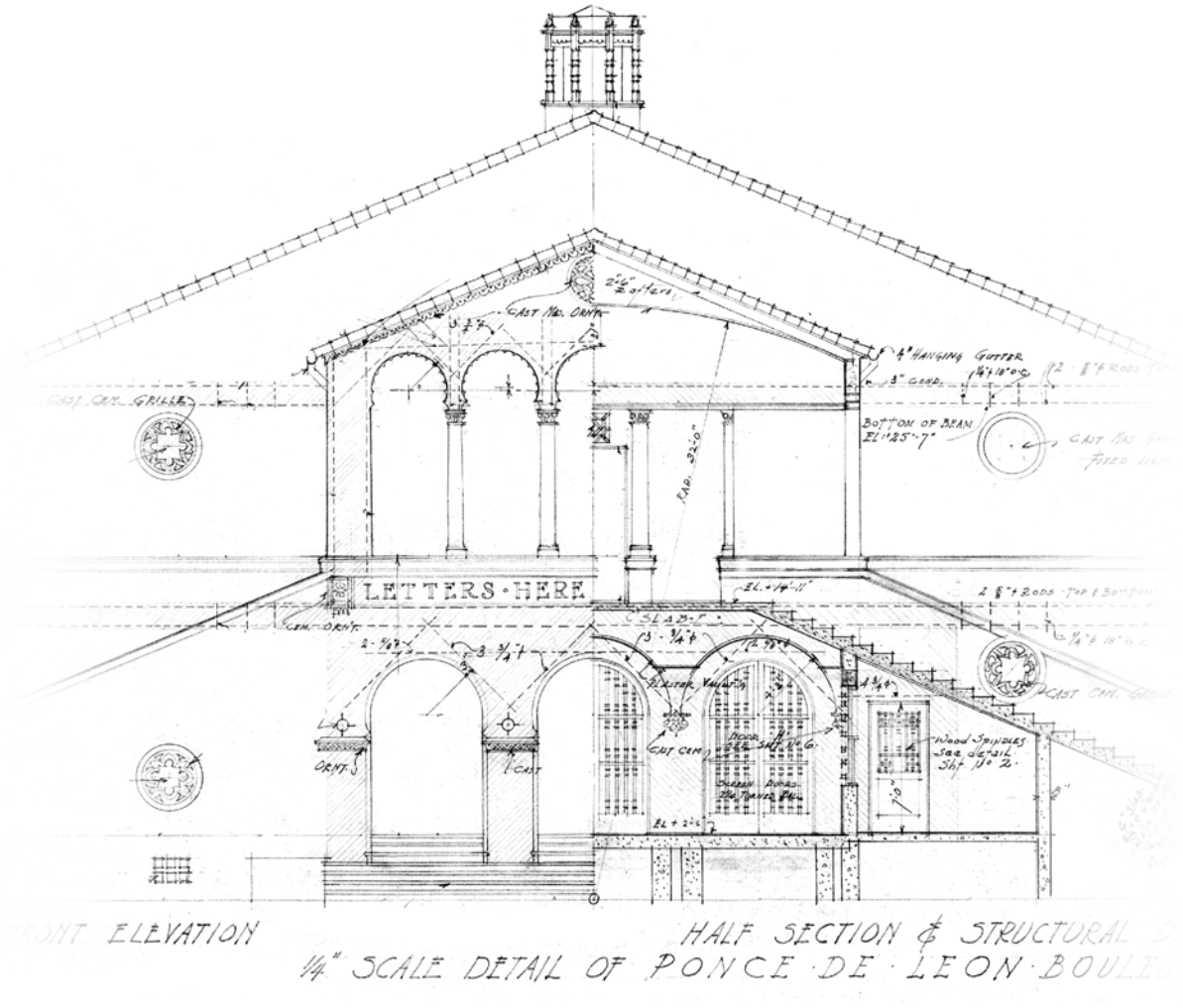
North Ponce

Community Visioning Workshop Report



A follow-up report to the Coral Gables City Commission on the findings and recommendations from the June 12 - June 13, 2015 North Ponce Community Vision Workshop

City of Coral Gables Planning and Zoning Division
September 24, 2015

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Recommendations.....41

Objectives

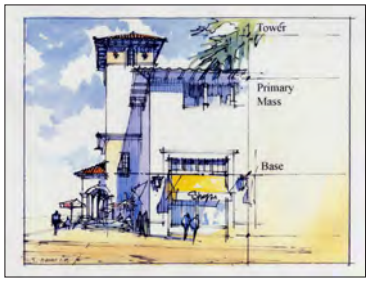
Workshop Objectives

The City of Coral Gables initiated the June 12-13, 2015 public workshop to inform the future planning and development of the North Ponce area of the city. The study area was previously examined as part of the Downtown Coral Gables Charrette in 2002, and the City engaged a team of faculty from the University of Miami School of Architecture who had organized and carried out the original charrette to contribute expertise that might inform the current public dialog. In commissioning the workshop, the City anticipated the need to plan and manage the ongoing evolution of the study area including:

- The protection/preservation of the small-scale historic apartment buildings;
- The development of standards for compatible new development;
- More specific regulation of the transitions between intensive development along the commercial corridors and smaller scale buildings along the interior residential streets;
- Strategies for improving the pedestrian character and quality of the area including public space, streets and streetscapes.
- The opportunity to protect and enhance the area as a diverse, compact, walkable urban neighborhood for living and working directly connected to the downtown.

The objectives of the workshop were to:

- Engage citizens, stakeholders and city staff in a dialog about the overall urban character of the area today and in the future, considering planning, design and policy issues related to the history, sense of place and quality of life of the North Ponce area of the city;
- Gather input from the public through a variety of individual and team activities;
- Identify key issues, challenges and opportunities in the study area, and;
- Generate recommendations for the City's consideration.



Sketches from the 2002 Downtown Coral Gables Charrette, illustrating urban design and architecture ideas for downtown and North Ponce.

Facilitator Team

Facilitator Team

Dr. Charles C. Bohl

Associate Professor; Masters of Real Estate Development + Urbanism (MRED+U) Program Director.

Expertise: City and Regional Planning, Placemaking, Participatory Planning, Mixed-Use Development.

Jorge L, Hernandez

Professor; Principal, Jorge L. Hernandez, Architect.

Expertise: Architecture Design & Theory, Architectural History, Urban Design, Historic Preservation.

Joanna Lombard

Professor; Joint Appointment: School of Medicine.

Expertise: Architecture, Landscape & Urbanism, Heath Care & Built Environment.

Elizabeth Plater-Zyberk

Malcolm Matheson Distinguished Professor of Architecture; Master of Urban Design Program Director; Dean 1996-2013; Founding principal, Duany Plater-Zyberk and Company.

Expertise: Architectural Design, Urban Design, Town Planning, New Urbanism.

Study Area

Study Area

The study area is bounded by major commercial corridors: Lejeune Road to the west, SW 8th Street to the north, Douglas Road to the east, and Alhambra Circle/Alhambra Plaza to the south. This portion of Coral Gables includes a wide variety of residential, commercial and civic buildings, with a large percentage of the residential consisting of older one-to-three story multifamily buildings, including a significant number of pre-WWII historic buildings scattered throughout the study area. The majority of buildings, however, are of post-WWII vintage, primarily 1-3 story multi-family buildings from the 1960s-80s, which have traditionally provided a large share of the city's affordable housing.

The street network of the study area includes five parallel streets running north-south – Lejeune, Salzedo, Ponce, Galiano and Douglas. Lejeune, Ponce and Douglas are major commercial corridors planned as wider thoroughfares and zoned for taller mixed-use buildings. Salzedo is the parallel street to the west of Ponce and Galliano is the parallel street to the east. When compared to Ponce, Salzedo and Galliano are narrower and more residential in nature. A cross grain of perpendicular, smaller-scaled streets run east-west where most of the historic and smaller scaled buildings are located. There are also two important diagonal corridors: East Ponce de Leon Boulevard and the diagonal section of Alhambra Circle that runs north of Alhambra Plaza from Ponce to Douglas. Of the three major commercial corridors, Ponce de Leon Boulevard is the central spine connecting the CBD with SW 8th Street and is zoned for the largest scale of development.

In terms of the block pattern formed by the street layout, the depth of the north-south blocks is fairly consistent in the study area at around 200 feet. The east-west block lengths, however, vary from 450-feet west of Ponce (between Salzedo and Ponce) to 600-feet or more in the two block lengths that run east of Ponce (between Ponce and Galiano, and Galiano and Douglas).

The study area also is home to historic civic properties including the Douglas Entrance, the Coral Gables Woman's Club and the Coral Gables Elementary School, and Phillips Park. The North Ponce study area resists definition as a single "neighborhood," but its location in the most urbanized area of the City, the concentration of multifamily housing and mixed-use development, and the proximity and connectivity to downtown Coral Gables provide a common frame of reference and orientation.

The study area is a demographically distinct area within the city. The table on the next page illustrates some of the major differences in population and housing characteristics between the North Ponce study area and the City of Coral Gables as a whole.

Study Area Demographics

Demographic Comparison of the North Ponce Study Area and the City of Coral Gables

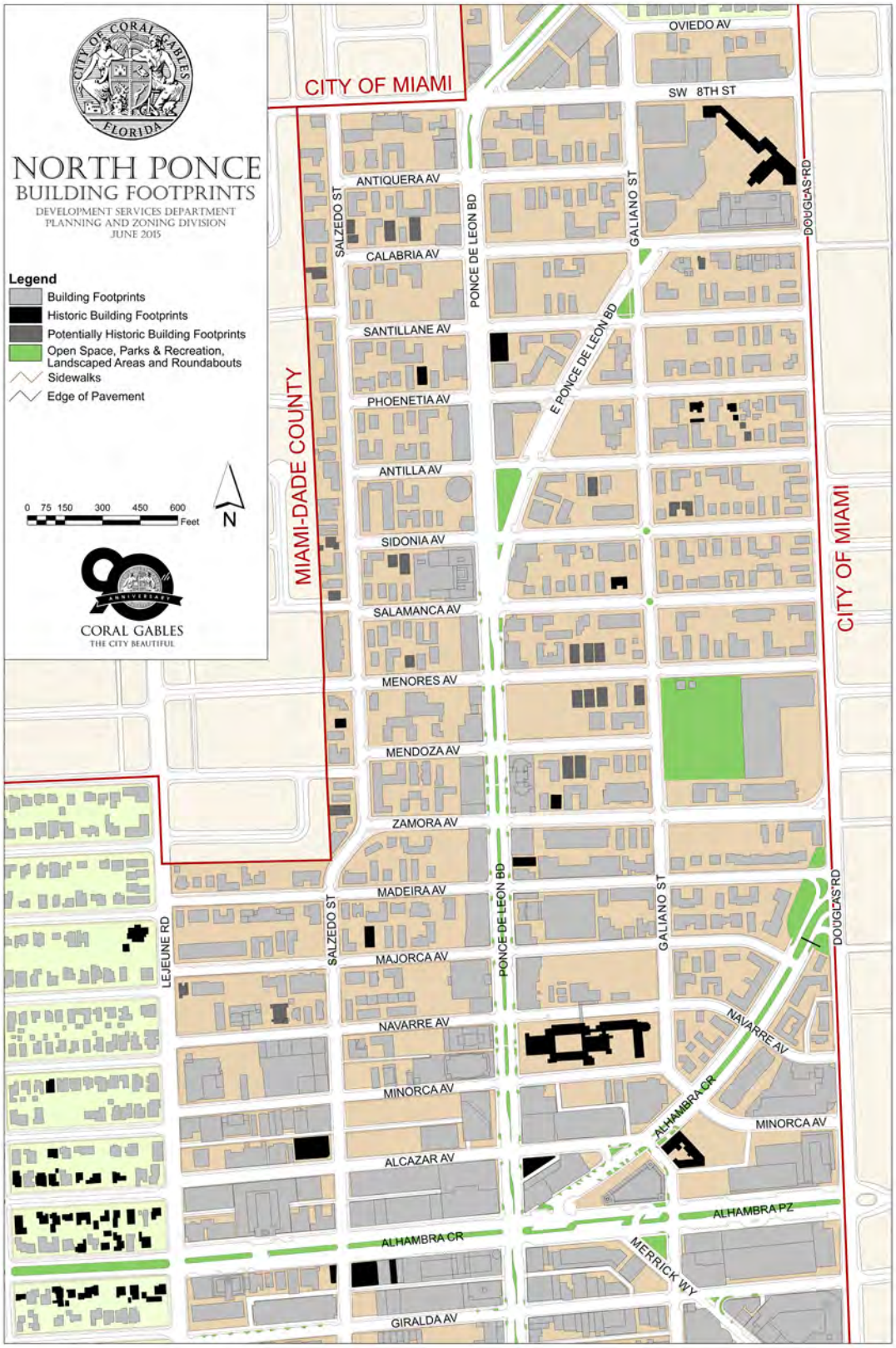
	North Ponce District (Census Tract 62.05)	City of Coral Gables		Census Data Years
Total Population	3,621	46,780	7.7% of city's population	2010
Hispanic or Latino origin	78.1%	53.6%	24.5% more than city	2010
Races, non-White (Black, Asian, American Indian, Other)	12.2%	9.0%	3.2% more than city	2010
Employment: % Pop in Labor Force	72.6%	59.9%	12.7% more than city	2013
Median HH Income	$38,767	$90,649	42.8% of city median	2013
Age				
Median Age	35.9	38.8	2.9 years younger	2010
% of Population Ages 0-21 years old	16.7%	30.0%	-13.3% less than city	2010
% of Population Ages 22-44 years old	50.6%	28.2%	22.4% more than city	2010
% of Population Ages 45 years and older	32.6%	41.6%	-9.0% less than city	2010
Educational-High School Grad or Higher	94.8%	95.9%	-1.1%	2013
Marital status (age 15+)				
Married now	39.0%	47.6%	-8.6% less than city	2010
Divorced or separated	25.2%	10.7%	14.5% more than city	2010
Never married	31.9%	37.4%	-5.5% less than city	2010
Total Housing Units	2,518	20,266	12.4% of city's units	2010
Renter occupied	85.1%	36.2%	48.9% more than city	2010
Households				
Total Households	1,989	17,946	11.1% of city's HHs	2010
Non-Family HHs (singles and unrelated)	57.3%	37.6%	19.7% more than city	2010
Non-family 1-person HH	45.6%	29.2%	16.4% more than city	2010

As the figures in the table illustrate:

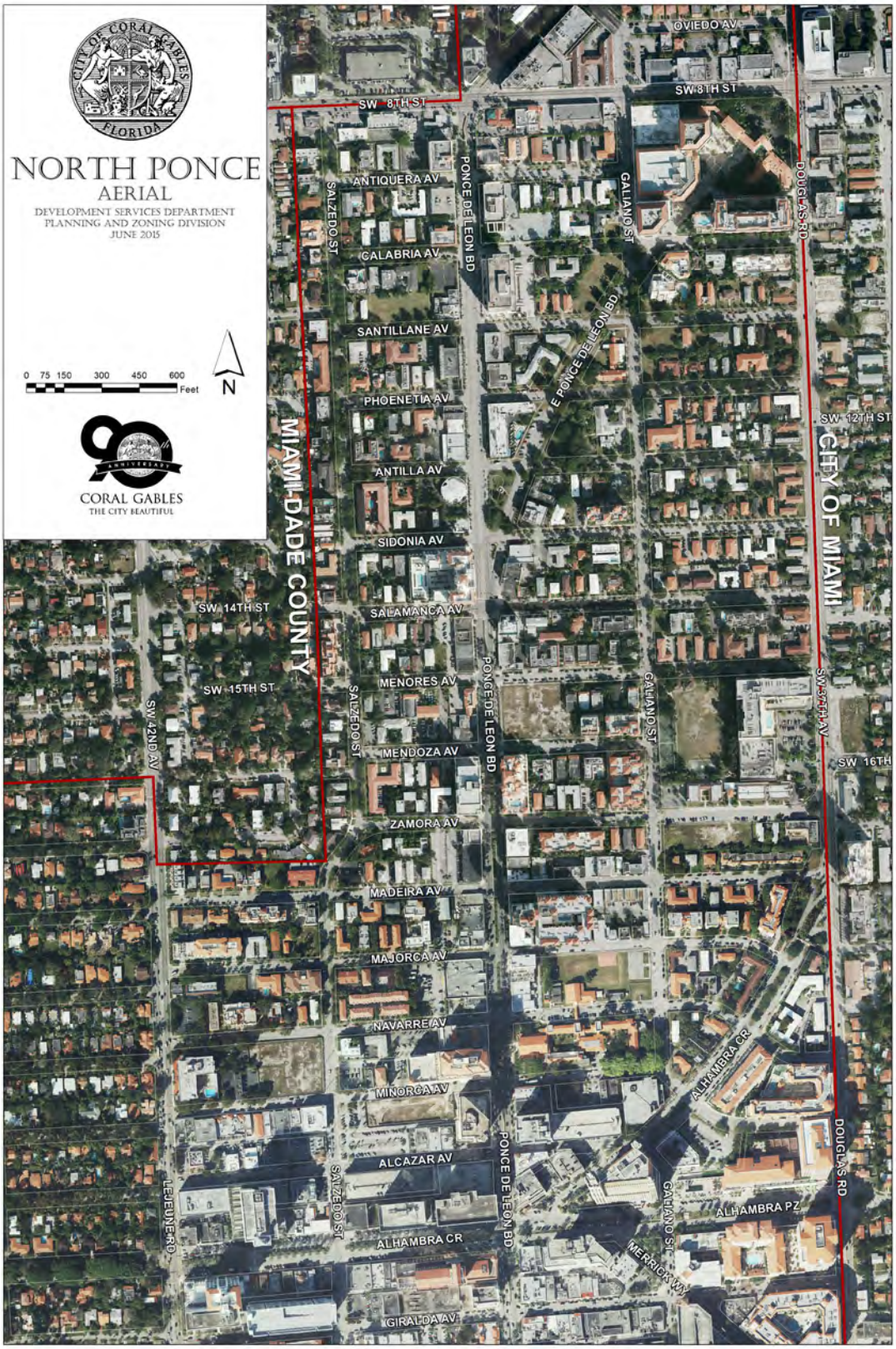
- The population of the North Ponce District is younger than the city's population, with a much larger percentage of people between the ages of 22-45.
- They are more likely to be single and live in small households of 1 or 2 persons.
- They are more diverse, including a much larger percentage of residents of Hispanic or Latino origin and slightly more mixed race that the city.
- They are working age, more likely to be engaged in the labor force than the city population as a whole (reflecting the smaller numbers of children and retirees in the district).
- They earn significantly less in terms of household income, which is likely related to that fact that they are in the early stages of their careers and a much larger percentage of their households are single income households.

The workshop benefitted from the participation of many people living and working in the study area, including some who have been in the North Ponce district as little as a month and others as long as 41 years.

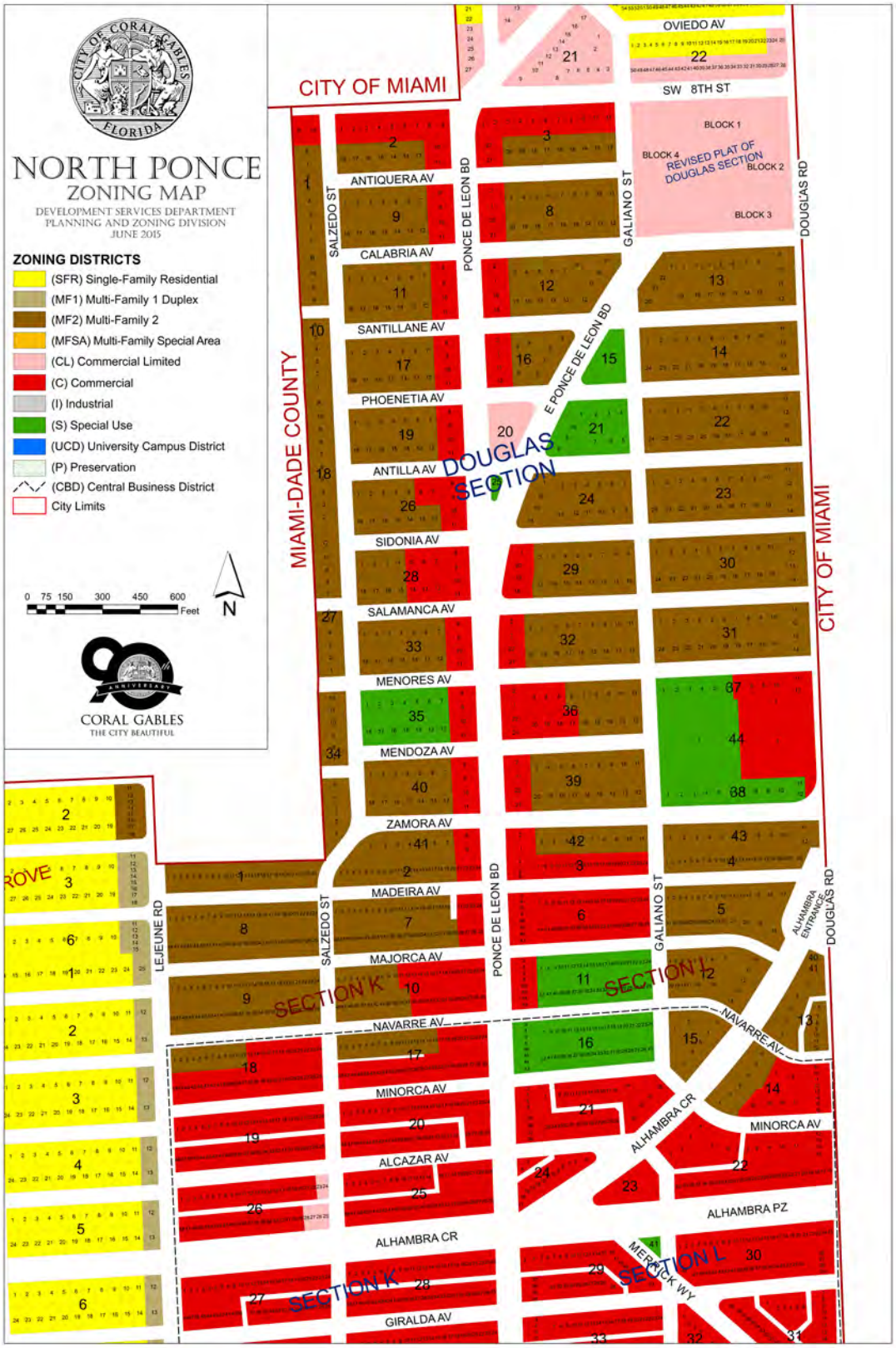
Building Footprints



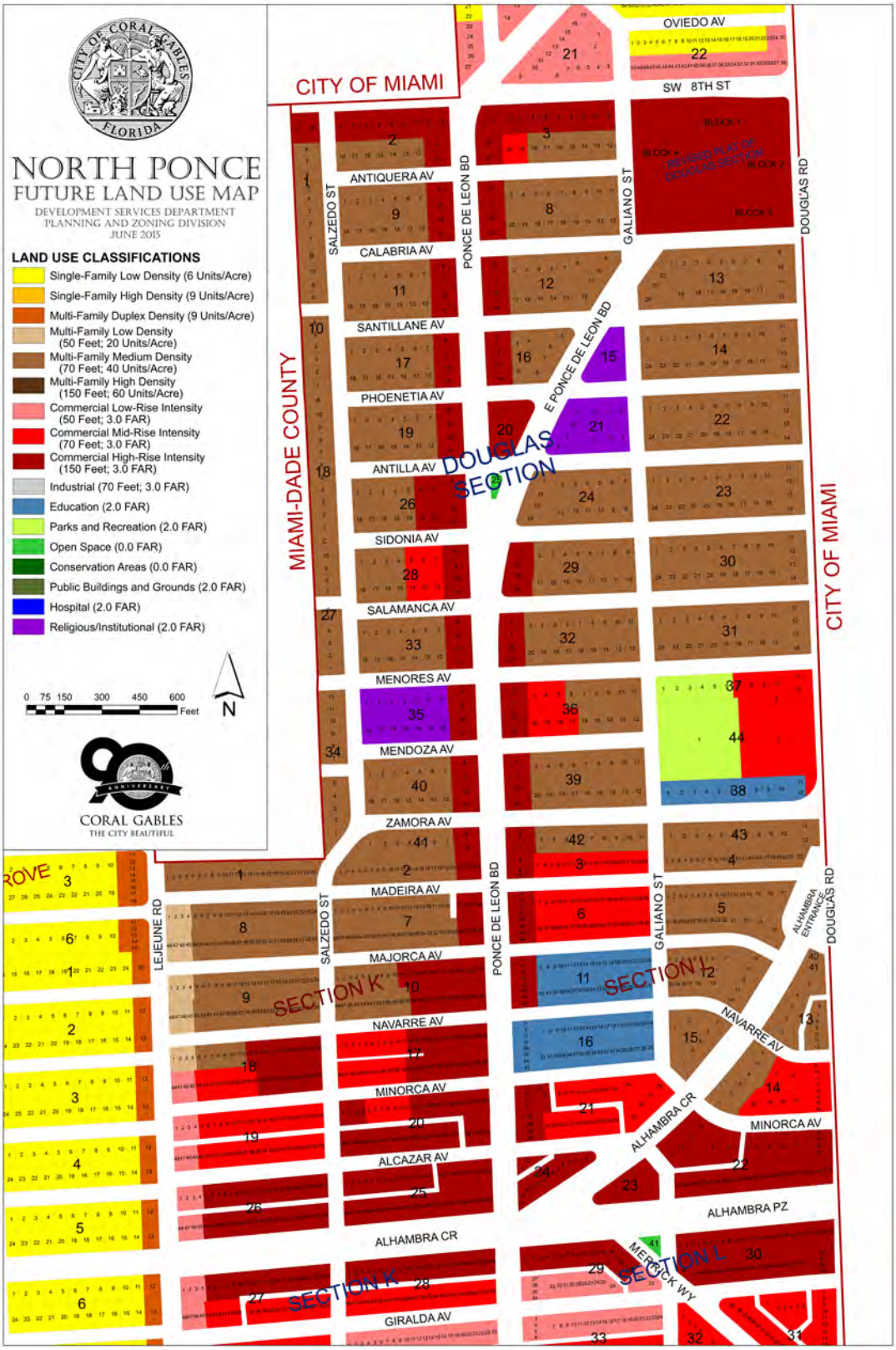
Aerial


NORTH PONCE
AERIAL
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
JUNE 2015
0 75 150 300 450 600
Feet
N
CORAL GABLES
THE CITY BEAUTIFUL
MIAMI-DADE COUNTY
CITY OF MIAMI
SW 8TH ST
SW 14TH ST
SW 15TH ST
SW 42ND AV
LEJEUNE RD
SALZEDO ST
ANTIQUERA AV
CALABRIA AV
SANTILLANE AV
PHOENETIA AV
ANTILLA AV
SIDONIA AV
SALAMANCA AV
MENORES AV
MENDOZA AV
ZAMORA AV
MADEIRA AV
MAJORCA AV
NAVARRE AV
MINORCA AV
ALCAZAR AV
ALHAMBRA CR
GIRALDA AV
PONCE DE LEON BD
E PONCE DE LEON BD
GALIANO ST
MERRICK WY
ALHAMBRA PZ
OVIEDO AV
SW 8TH ST
DOUGLAS RD
SW 12TH ST
SW 37TH AV
SW 16TH

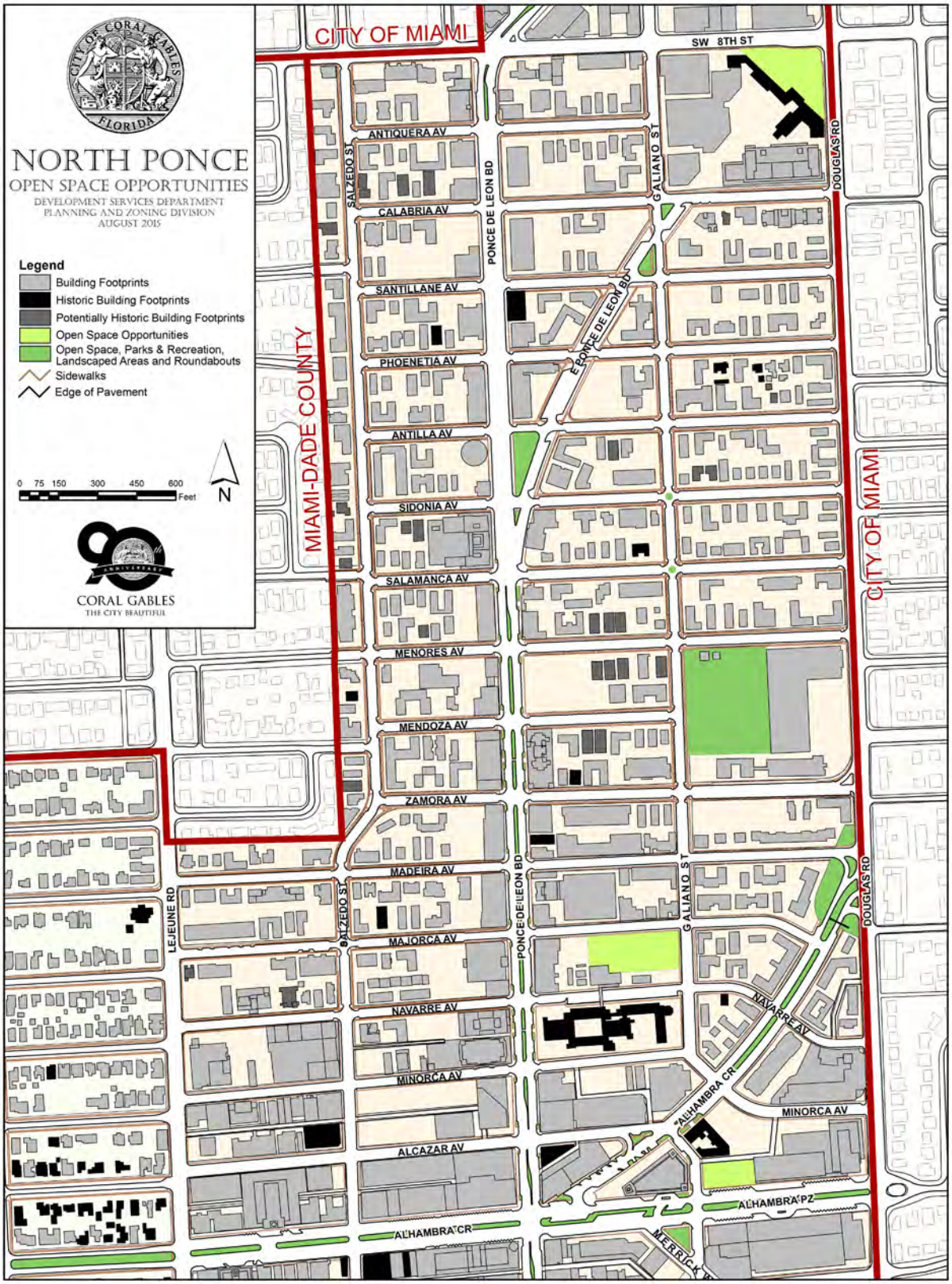
Zoning Map


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
0 75 150 300 450 600 Feet
N
CORAL GABLES
THE CITY BEAUTIFUL
CITY OF MIAMI
MIAMI-DADE COUNTY
OVIEDO AV
SW 8TH ST
ANTIQUERA AV
CALABRIA AV
SANTILLANE AV
PHOENETIA AV
ANTILLA AV
SIDONIA AV
SALAMANCA AV
MENORES AV
MENDOZA AV
ZAMORA AV
MADEIRA AV
MAJORCA AV
NAVARRE AV
MINORCA AV
ALCAZAR AV
ALHAMBRA CR
GIRALDA AV
ALHAMBRA PZ
MERIDIAN WY
SALZEDO ST
PONCE DE LEON BD
E PONCE DE LEON BD
GALIANO ST
DOUGLAS RD
LEJEUNE RD
ALHAMBRA ENTRANCE
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
REVISED PLAT OF DOUGLAS SECTION
DOUGLAS SECTION
SECTION K
SECTION L
SECTION I

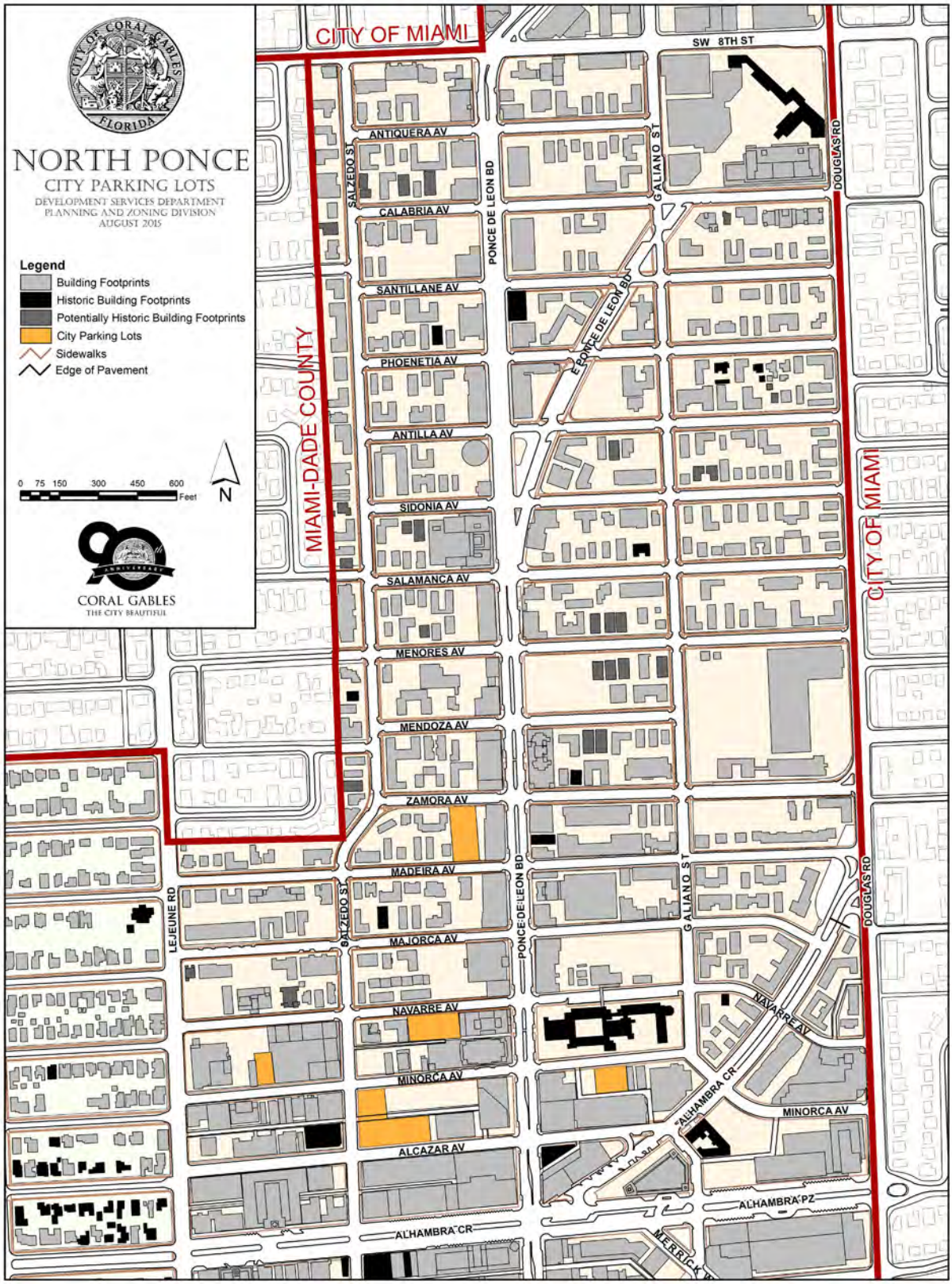
Future Land Use Map



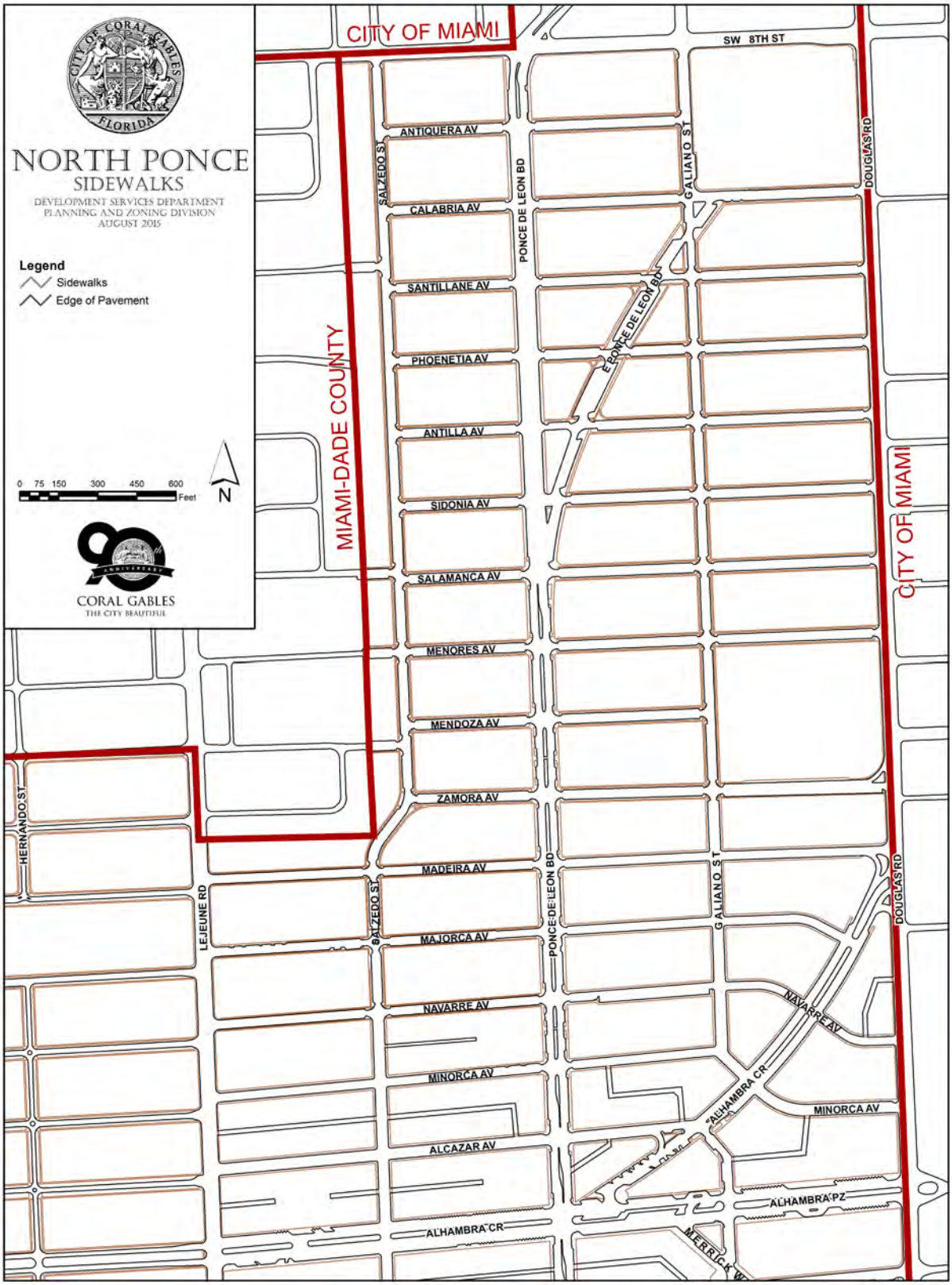
Parks and Open Space Opportunities



City Parking Lots



Sidewalks


NORTH PONCE
SIDEWALKS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
AUGUST 2015
Legend
Sidewalks
Edge of Pavement
0 75 150 300 450 600 Feet
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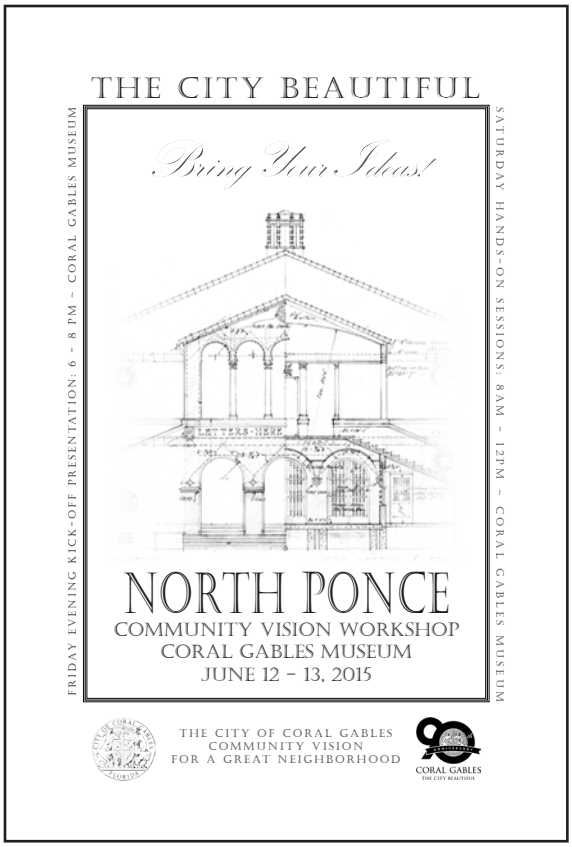
CORAL GABLES
THE CITY BEAUTIFUL
CITY OF MIAMI
MIAMI-DADE COUNTY
CITY OF MIAMI
SW 8TH ST
ANTIQUERA AV
CALABRIA AV
SANTILLANE AV
PHOENETIA AV
ANTILLA AV
SIDONIA AV
SALAMANCA AV
MENORES AV
MENDOZA AV
ZAMORA AV
MADEIRA AV
MAJORCA AV
NAVARRE AV
MINORCA AV
ALCAZAR AV
ALHAMBRA CR
ALHAMBRA PZ
MERRICK
SALZEDO ST
PONCE DE LEON BD
E PONCE DE LEON BD
GALIANO ST
DOUGLAS RD
HERNANDO ST
LEJEUNE RD

Community Input

Community Input

PUBLIC OUTREACH

- Special Town Hall Meeting E-News
- Regularly Scheduled E-News
- City Website - Upcoming Events
- City Website - Master Calendar
- Emails to registered homeowner associations in the study area
- Flyers distributed to local businesses and public buildings
- Coral Gables TV promotion
- Newspaper Advertisement



AGENDA

<u>Friday, June 12, 2015, 6:00 – 8:30 PM</u>

Kickoff Presentations and Public Discussion:

- Five Points of a Healthy Neighborhood, Joanna Lombard
- Residential Building Types and Historic Preservation, Jorge L. Hernandez
- Creating Quality Urban Neighborhoods, Elizabeth Plater-Zyberk
- Coral Gables 2002 Charrette: Recap and Changes Since, Charles C. Bohl
- Audience Q & A

<u>Saturday, June 13, 2015, 8:30 am – 12:30 pm</u>

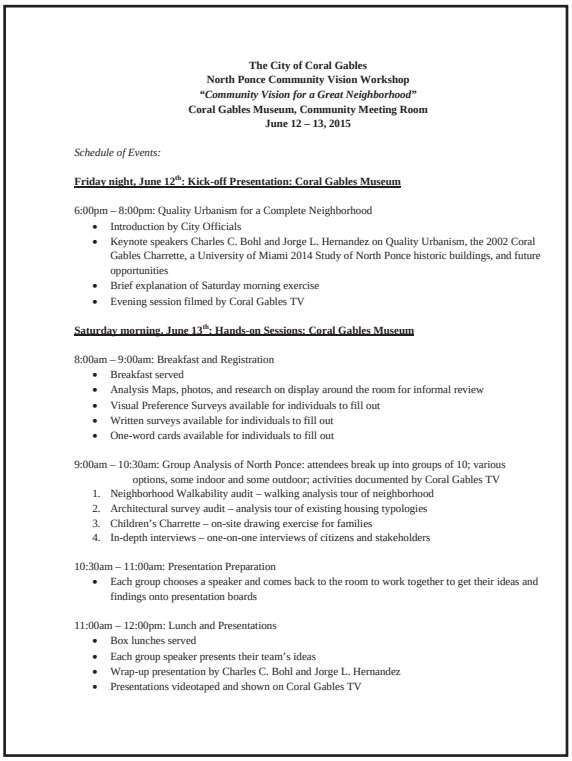
8:30 am - 9:00 am
Workshop Registration and Refreshments

9:00 am - 11:00 am
Study Area Trolley & Walking Tour

11:00 am - 11:30 am
Individual and Group Workshop Activities

11:30 am- 12:15 pm
Report back from team discussion sessions

12:15 pm – 12:30 pm
Wrap up and next steps



The City of Coral Gables
North Ponce Community Vision Workshop
"Community Vision for a Great Neighborhood"
Coral Gables Museum, Community Meeting Room
June 12 – 13, 2015

Schedule of Events:

Friday night, June 12th: Kick-off Presentation: Coral Gables Museum

6:00pm – 8:00pm: Quality Urbanism for a Complete Neighborhood

- Introduction by City Officials
- Keynote speakers Charles C. Bohl and Jorge L. Hernandez on Quality Urbanism, the 2002 Coral Gables Charrette, a University of Miami 2014 Study of North Ponce historic buildings, and future opportunities
- Brief explanation of Saturday morning exercise
- Evening session filmed by Coral Gables TV

Saturday morning, June 13th: Hands-on Sessions: Coral Gables Museum

8:00am – 9:00am: Breakfast and Registration

- Breakfast served
- Analysis Maps, photos, and research on display around the room for informal review
- Visual Preference Surveys available for individuals to fill out
- Written surveys available for individuals to fill out
- One-word cards available for individuals to fill out

9:00am – 10:30am: Group Analysis of North Ponce: attendees break up into groups of 10; various options, some indoor and some outdoor; activities documented by Coral Gables TV

1. Neighborhood Walkability audit – walking analysis tour of neighborhood
2. Architectural survey audit – analysis tour of existing housing typologies
3. Children's Charrette – on-site drawing exercise for families
4. In-depth interviews – one-on-one interviews of citizens and stakeholders

10:30am – 11:00am: Presentation Preparation

- Each group chooses a speaker and comes back to the room to work together to get their ideas and findings onto presentation boards

11:00am – 12:00pm: Lunch and Presentations

- Box lunches served
- Each group speaker presents their team's ideas
- Wrap-up presentation by Charles C. Bohl and Jorge L. Hernandez
- Presentations videotaped and shown on Coral Gables TV

Study Tour

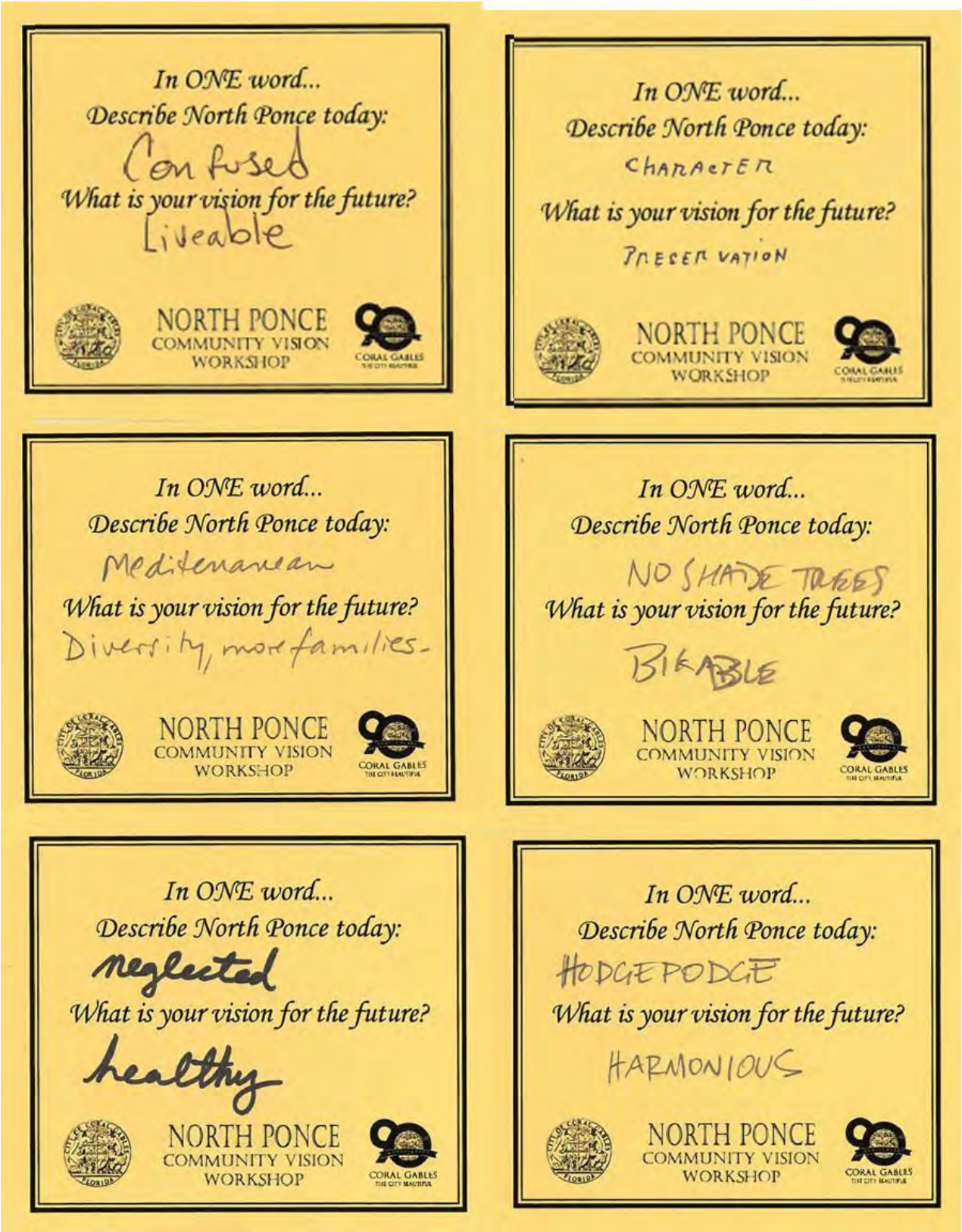
Participants took a trolley tour of the study area to be able to discuss urban design and planning ideas with direct knowlege of neighborhood needs.

The trolley tour included multiple stops where participants walked neighborhood streets to examine typical building types, streetscape, and quality of life issues.

Table Working Groups

Following the trolley and walking tour, participants worked together in table groups to discuss ideas and establish their vision for North Ponce.

One Word Cards



One Word Cards

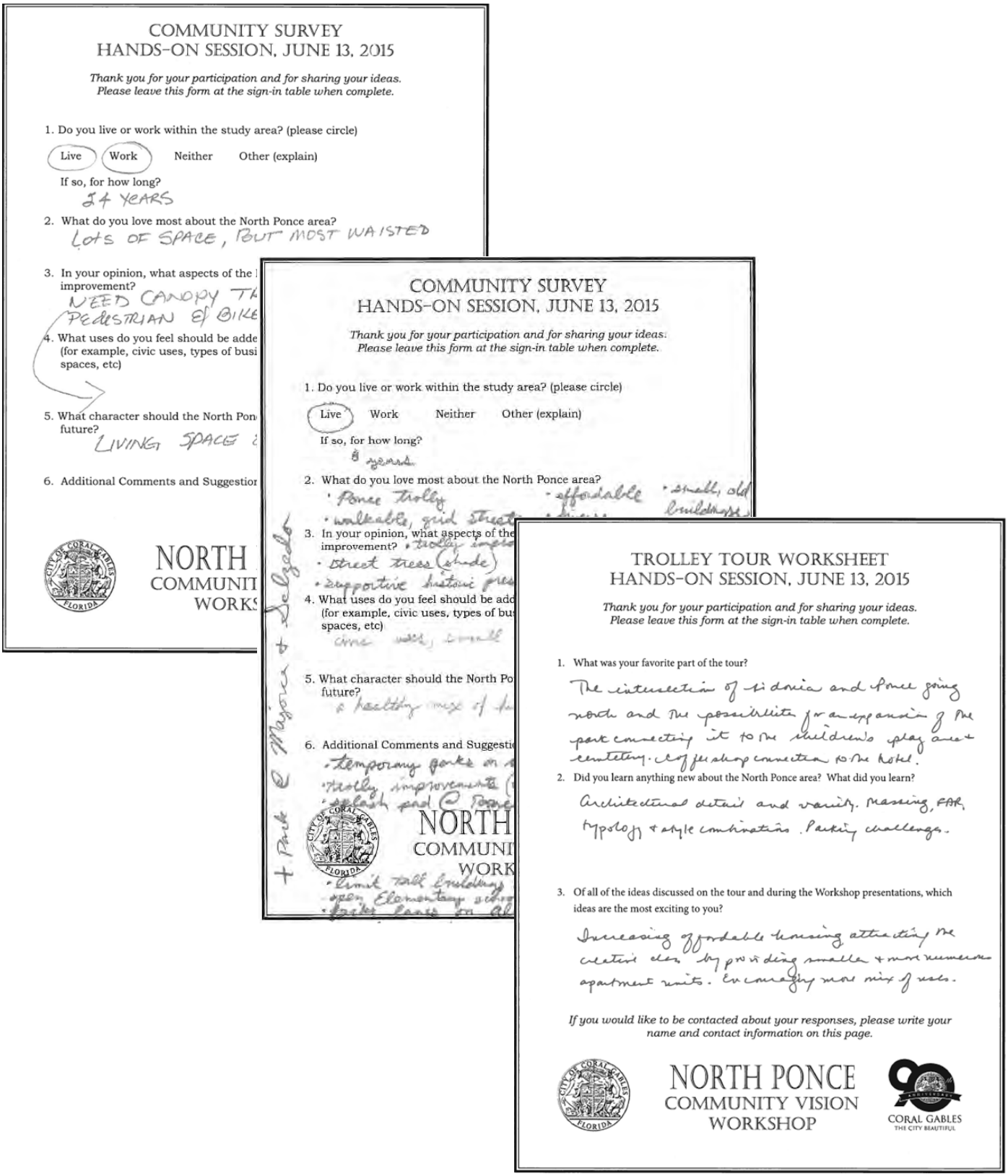
One Word describing North Ponce today:

- Mediterranean
- Cute spot
- Incohesive
- Rustic Character
- No shade trees
- Neglected
- Confused
- Cold
- No personality
- Ordinary
- Character
- Hodgepodge
- Promising
- Insightful
- Diversity
- Comfortable

Vision for the future:

- Diversity
- More families
- Rustic character
- Taller buildings
- Bikable
- Revitalized
- Healthy
- Livable
- Greenery
- Outdoor cafes
- Bike and Pedestrian trails
- Mini parks for kids
- Harmonious
- Preservation
- Strong community feel
- Walkable and Bikable
- Attractive destinations
- Green and commercial
- Continued enhancements through zoning changes
- Rezoning provisions for B&B's
- Inspiring
- livability
- Opportunity

Surveys



COMMUNITY SURVEY
HANDS-ON SESSION, JUNE 13, 2015

Thank you for your participation and for sharing your ideas.
Please leave this form at the sign-in table when complete.

1. Do you live or work within the study area? (please circle)

Live Work Neither Other (explain)

If so, for how long?
24 YEARS

2. What do you love most about the North Ponce area?
LOTS OF SPACE, BUT MOST WASTED

3. In your opinion, what aspects of the
improvement?
NEED CANOPY TH
PEDESTRIAN & BIKE

4. What uses do you feel should be adde
(for example, civic uses, types of busi
spaces, etc)

5. What character should the North Pon
future?
LIVING SPACE

6. Additional Comments and Suggestior

NORTH
COMMUNIT
WORKS

COMMUNITY SURVEY
HANDS-ON SESSION, JUNE 13, 2015

Thank you for your participation and for sharing your ideas.
Please leave this form at the sign-in table when complete.

1. Do you live or work within the study area? (please circle)

Live Work Neither Other (explain)

If so, for how long?
8 years

2. What do you love most about the North Ponce area?
• Ponce Trolly • affordable • small, old
• walkable, grid street

3. In your opinion, what aspects of the
improvement? • trolly
• street trees (shade)
• supportive historic

4. What uses do you feel should be add
(for example, civic uses, types of bu
spaces, etc)
civic uses, small

5. What character should the North Po
future?
a healthy mix of

6. Additional Comments and Suggesti
• temporary parks on
• trolly improvements
• splash pad @ Ponce
• limit tall buildings
• open Elementary sch
• faster lanes on Al

+ Park @ Mayora + Salzedo

NORTH
COMMUNI
WORK

TROLLEY TOUR WORKSHEET
HANDS-ON SESSION, JUNE 13, 2015

Thank you for your participation and for sharing your ideas.
Please leave this form at the sign-in table when complete.

1. What was your favorite part of the tour?
The intersection of Sidonia and Ponce going north and the possibilities for an expansion of the park connecting it to the children's play area + cemetery. Coffee shop connection to the hotel.

2. Did you learn anything new about the North Ponce area? What did you learn?
Architectural detail and variety. Massing, FAR, typology + style combinations. Parking challenges.

3. Of all of the ideas discussed on the tour and during the Workshop presentations, which ideas are the most exciting to you?
Increasing affordable housing attracting the creative class by providing smaller + more numerous apartment units. Encouraging more mix of uses.

If you would like to be contacted about your responses, please write your name and contact information on this page.

NORTH PONCE
COMMUNITY VISION
WORKSHOP

CORAL GABLES
THE CITY BEAUTIFUL

Surveys Results Summary

Do you live or work in the study area and for how long?

Live:	Ranged from 2-8 years
Work:	Ranged from 1 month to 30 years
Live/Work:	Ranged from 1.5 years to 41 years
Neither:	Two participants were from other neighborhoods and two were stakeholders from other communities with an interest in the study area, including representatives of property owners and developers

SURVEY QUESTIONS

Question 1: What do you love most about the North Ponce area?

- Quiet
- Rustic character
- Close to downtown amenities
- Character - Proximity to DBD
- Lots of space, but most wasted
- Close to downtown and along the trolley route
- Historic buildings
- Feels walkable
- Certain portions have a lot of character
- Walkable neighborhood
- Close proximity to shops and restaurants
- Good transit
- Parks
- Relatively affordable housing
- Potential to add the character of Coral Gables in a new way
- Its historical connection to the city's beginning
- Convenience
- Ponce Trolley
- Affordable
- Walkable, grid streets
- Diversity
- Small, old buildings

Question 2: In your opinion, what aspects of the North Ponce area need the most improvement?

- Parking
- Trolley improvements
- street (shade) trees
- supportive historic preservation
- sidewalks at Alhambra entrance
- Parks
- Reduced parking requirements
- Some "tweaked" zoning
- The quality of the small multifamily buildings
- Parking
- Streets lack shade trees
- Many streets are too wide, encouraging cars to speed through
- New buildings are overly dominated by parking
- Many buildings seem to not have been updated
- Preservation of the older buildings
- Maintaining older scale of development
- Need more shade/canopy trees
- Streetscape
- lighting
- Parking
- More parks
- Better choices for grocery stores
- Frontage types & setbacks should be inviting

Survey Results Summary

Question 3: What uses do you feel should be added to North Ponce in the future?

- live/work
- Residential services (coffee shop)
- parks
- Office buildings
- Cafes
- Restaurants
- Post Office
- Library
- Bike lanes
- Tennis courts
- housing
- Board walks
- Pedestrian and Bike routes
- Cafes
- Transitional zoning between blocks conducive to townhouse/courtyard apartments vs. multifamily
- Open space
- Pedestrian experience
- parks
- canopy trees
- small active public spaces
- additional shops and restaurants along Ponce
- market/grocery stores
- drycleaner
- specialty cleaner
- cafes
- bed and breakfast
- Residential
- civic uses
- Mid block Paseos
- transition from commercial to residential
- easing parking requirements (for galleries etc.)
- Temporary parks on unbuilt lots
- Park @ Majorca and Salzedo

Question 4: What character should the North Ponce area have in the long-term future?

- Urban residential neighborhood
- Rustic character
- vibrant street life
- Preservation
- Living space and walkways
- Diverse styles, heights
- Historic & non historic
- Mostly residential off Ponce!!
- Walkable low-rise multi family
- Encourage residential units (affordable)
- Enhancements to the pedestrian experience including parks
- Respect the history
- Encourage small incremental development in the character of the best 1920's examples 4-plex, 8-plex through reduced parking requirements.
- Keep tall buildings to the Ponce corridor.
- Pockets of density/ mixed use mingling with residential
- Retain a Mediterranean flavor
- Professional & residential
- Retail limited to Ponce
- A healthy mix of historic and modern Mediterranean

Table Groups - Visual Preference Survey

Table Groups - Study Maps

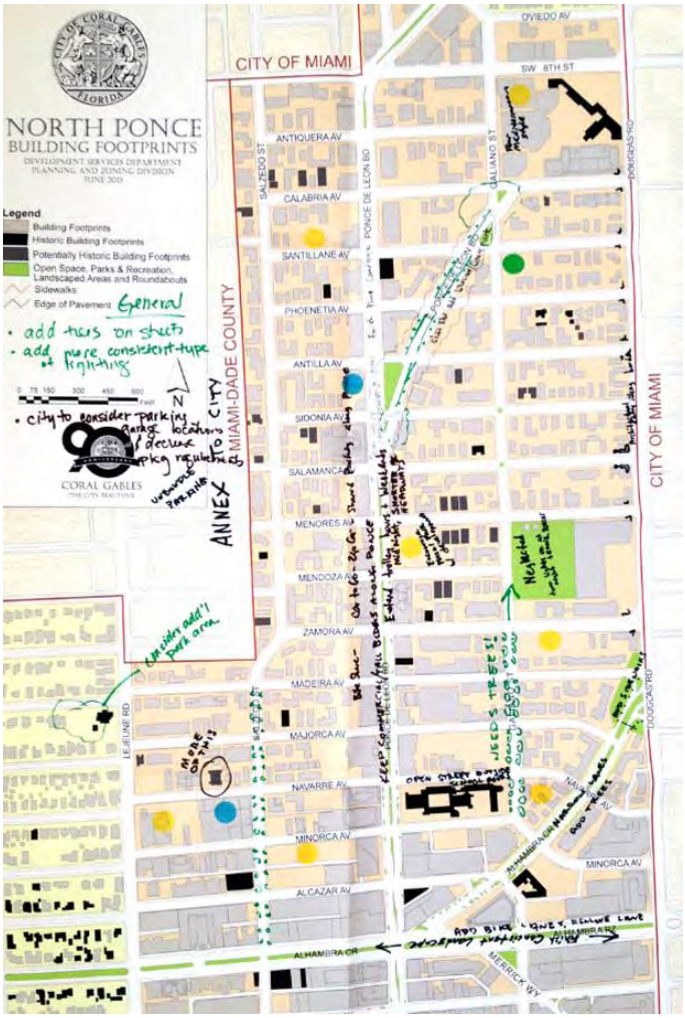


Table Groups - Ideas for North Ponce

Table 1:
- Want to see more varied roof lines
- Eyes on the street, stoops, porches, windows
- Like shady streets
- Want to see more parks and improved parks

Table 2:
- Small urban incremental development that fits in rather than superblocks
- Less parking
- Take advantage of the new sharing economy: Car2Go, Uber
- North Ponce is a multimodal neighborhood already – make it better, support its strengths
- The diagonal of East Ponce is an opportunity to shape a great urban space – terminated vistas on both ends

Table 3:
- No parking for buildings less than 3 stories
- Encourage historic preservation through policy incentives
- Coding for building type and scale
- Alhambra Circle – want to keep it quiet and residential. People come here to get away from noise, traffic, night life on Brickell. Keep it quiet, preserve the historic buildings.
- Big issue – how deep will big development go into the neighborhood

Table 4:
- Need a small market / grocery on Ponce (Publix turns its back on the neighborhood)
- Ponce Park should be urban, green, and usable
- Make pedestrian areas exceed 50% of the ROW width
- The frontage is not so nice when it is used for parking / driveways. Keep it green.
- Mandatory Mediterranean Architecture

General Public Comments During Workshop

- Differential food service parking requirement should be eliminated in downtown / North Ponce
- Public and private parking spaces could be mixed in one garage
- Residential parking zones should grow
- Public / private redevelopment of Tim Plummer's building, lot
- Impossible to walk across LeJeune and Douglas: provide a pedestrian crossing light for schools.
- No traffic circles on Salzedo
- Consider Transfer of Development Rights for Density (to increase du/acre) not just FAR / bulk (perhaps allow North Ponce properties to be receiving sites?)
- Current land values are $150,000 / potential unit for land purchase
- Apparently there is demand for rental units of 500 – 600 sf
- MF2 requirements don't make sense for rental buildings, units are too big to rent affordably. 2,300 average square feet. This size unit only makes sense for condominiums.
- High parking ratios make buildings bulky.
- Parking ratio favors 2 and 4 bedroom units – 1.75 and 2.25 parking spaces. Adjust parking ratios to be more sensitive to market / apartment size
- North Ponce has few civic amenities for apartment dwellers.
- Downtown is really dead on Sunday. Great opportunity for Ciclovias on Salzedo and Galiano.
- Douglas Entrance could be a great neighborhood space
- Kids routes to school – secret routes through the blocks (paseos) candy stores and pet shops along the way.
- Many people don't realize that North Ponce already has: 3 coffee shops, a neighborhood grocery store, a small post office, and the Virginia Miller art gallery
- A lot of downtown employees park in North Ponce and walk down
- Consider street widths with new development.
- If we allow small rental units in a large building will it compete with small historic rental buildings?
- Bed and Breakfast Ordinance needs adjustment – annual review and parking requirement is unreasonable.
- Require parking garage liner when facing the street or abutting residential properties
- No stepbacks required for projects extending back into the neighborhood from Ponce (97' building height maximum according to FLUM – is additional stepping down appropriate?)
- Should properties be allowed to rezone from MF2 to commercial?
- Consider an increased gap between buildings
- Is the canyon effect desired on Ponce?
- North Ponce group could provide input on the design of Ponce Park
- Consider coffee shops fronting the park (ground floor of chateau bleu)
- The fluorescent lights in parking garages are visual pollution.
- The auxiliary generators for high-rise buildings violate the noise ordinance (need a muffler)
- Phillips Park requires more care / maintenance – needs to be designed, activated and maintained at the same level of other Coral Gables parks.
- Document smaller coral gables apartment buildings – find the original building drawings.
- Change in character from north to south
- Rethink the restaurant / café parking ration – 12/1000 is very high
- Consider a dedicated trolley lane.
- Office Depot uses 20% of its parking
- Salzedo – lady's veil was planted 20 years ago
- Consider shared parking lots
- Consider bike share programs and Car2Go when calculating parking ratios
- Consider decoupling unit purchase and parking space purchase – allowing the market to determine appropriate amounts of parking.
- Some envision North Ponce character to feel like the West Village.

Key Topics and Issues

Key Topics and Issues

The workshop employed a variety of participatory methods for gathering public input including:

- The audience question and answer session at the kickoff presentation;
- A trolley/walking tour of the study area with facilitators and city staff
- Response cards that asked participants to characterize both the existing conditions and their vision for the future in one-word or short phrases.
- Survey forms with a series of short and open-ended questions
- A visual preference survey
- Group table discussions that produced written and verbal summaries

The workshop specifically engaged participants in a discussion of neighborhood character beginning at the Friday evening kickoff session and continuing through the Saturday morning table discussions. Summaries of the public input appear in the Appendices of this report.

There was strong consensus amongst workshop participants who expressed a preference for a 2-4 story scale along the east-west residential streets, transitioning to taller mixed-use buildings on the major north-south corridors and the blocks closer to the downtown core (Alhambra Circle/Alhambra Plaza). When asked about the preferred characteristics and qualities of their ideal neighborhood concept for North Ponce, participants highlighted walkable mixed-use places with attractive streetscapes, sidewalks with shade trees, small parks, plazas and gathering places, and a mix of old and new buildings, historic and civic buildings.

Many workshop participants are currently living and working in the study area and want to see it continue to improve as a place to live, work and play with more cafes, shops, services and gathering places for everyday living within walking distance along the major north-south commercial corridors and at the ends of the east-west residential east-west streets as they approach the commercial corridors. They are seeking a more pedestrian-oriented lifestyle, which is why they are choosing to live in or near the downtown. Many people work from their home, at a nearby office or in flex space, such as a coffee shop, at least part of their time. They use transit and bikes regularly and would walk, bike and use transit more if the conditions, destinations and service continue to improve and expand.

There was also strong agreement, as evidenced in the visual preference survey results and presentations of the table discussion results, for building types that line the street and create attractive streetscapes – urban rowhouses, townhomes and apartment buildings – as opposed to the post-WWII multifamily buildings in the study area with deeper setbacks, frontages that fail to address the street, and "dingbats," in which living areas elevated above exposed parking at the street level. The tour and discussions identified a variety of barriers to the development of smaller scale building types, which is leading developers to aggregate property in order to build much larger buildings in order to contend with FAR, unit size and parking regulations.

There were concerns expressed over the encroachment of new, large-scale development into the residential side streets and how best to manage this development and transition from the commercial corridors to the residential areas. The speed of traffic and the difficulty in crossing the major commercial corridors were a common complaint, as well as the speed of cut-through traffic on side streets. Participants also identified as a concern the small number of public parks and gathering spaces in the study area. Many participants noted that older, multi-family buildings in the study area have provided some of the more affordable housing to be found in Coral Gables, and expressed concern about the loss of affordable housing as the area becomes more sought after and properties are rehabbed and redeveloped.

There was extensive discussion of ways to make the study area more pedestrian- and bike-friendly covering the full range of public realm topics including street design, connectivity, pedestrian paths/paseos, public gathering spaces, streetscapes, bike lanes and facilities, street trees, traffic, crosswalks, and lighting.

Recommendations

Historic Preservation

Protect historic resources by creating incentives for owners to designate and maintain the historic buildings.

1.1. Protect the two-to-four story scale of this historic neighborhood, and plan and code for transitions between this scale and taller, more intense development along the major north-south corridor of Ponce de Leon Boulevard.

1.2. Identify historic properties and rate them in terms of their preservation significance and potential.

1.3. Maintain an active map of all historic properties and include properties eligible for historic designation as a result of periodic neighborhood surveys. The University of Miami School of Architecture and the City could collaborate on this task.

1.4. Promote the new Transfer of Development Rights (TDR) options for this neighborhood and explore the possibilities of having this neighborhood also be a receiving site for TDRs to support the preferred preservation and infill development objectives. Potential sending of TDRs into the North Ponce area should only be determined after a plan is approved that studies existing densities/heights to determine where to send.

1.5. Extend the existing CBD zoning provisions that allow new buildings and additions to historic and existing buildings to have an FAR of 1.45 without having to comply with parking requirements.

1.6. Promote and inform owners of local and federal tax incentives for historic properties and available programs for grant funding for such properties.

Public Space, Streets, and Pedestrian-Friendly Design

Great neighborhoods have great streets and attractive public spaces designed for pedestrians and users of all ages. With the exception of Phillips Park, the North Ponce study area currently lacks well-designed public gathering spaces. The major commercial corridors and some very significant residential streets also provide very poor quality for pedestrians and cyclists. Douglas and Lejeune are unattractive and hostile routes for pedestrians, and Ponce is not yet an attractive, pedestrian-friendly corridor. The study area is also characterized by some long, east-west blocks that are not conducive to pedestrian circulation within the neighborhood. Long block lengths can discourage children and others from walking to and from the elementary school from nearby residential areas, or anyone that might want to walk from their homes to a North Ponce park or the downtown. Recommendations to improve pedestrian character and connectivity include:

1.1. Public input regarding Ponce de Leon Boulevard was unanimous in declaring it unattractive, far too wide and dangerous to cross for pedestrians. Most of Ponce de Leon Boulevard above the elementary school remains an extremely wide thoroughfare that encourages speeding and makes pedestrian crossings hazardous. Streetscape improvements on Ponce and Alhambra Circle/Plaza since the 2002 charrette represent aesthetic improvements and help slow traffic some, however they are not designed to facilitate pedestrian activity, including basic crossing of the streets. Future streetscape improvements should prioritize and start with design for pedestrian and cycling activities, including both the safety and quality of the pedestrian and cycling experience. Unlike Lejeune and Douglas, the primary Ponce corridor essentially terminates at SW 8th St and US 1 with sharp dogleg turns. Pedestrian- and bike-friendly design can therefore be greatly elevated on this corridor since Ponce does not act as a through-street in the manner of Lejeune and Douglas.

1.2. Per the recommendations related to the management of large-scale development (below), plan for mid-block paseos in the blocks east and west of Ponce de Leon Boulevard to enhance walkability and provide a safe path to the school and the downtown. Paseos can be narrow, pedestrian pathways required for infill and redevelopment at strategic mid-block locations to the rear of large-scale projects.

1.3. Work with the County to establish safe, effective crosswalks for pedestrians and cyclists to cross the higher traffic through-streets of Lejeune and Douglas. The Cooper Robertson work on the Miracle Mile streetscape and City Hall/Merrick Park study area is one of the critical crossings and should promote an initial model for a safe, attractive crossing that connects downtown to city hall and the residential neighborhoods to the west of Lejeune.

1.4. Consistent with George Merrick's original plan and development of Coral Gables, and the 2002 Charrette study of tree species along specific streets, continue to establish a streetscape strategy for each of the North Ponce blocks with signature street trees and street lights, as well as sidewalk enhancements.

1.5. Develop an identity of landscape and streetscape features to occur facing the neighborhoods on the east and west sides of Ponce de Leon to provide an attractive transition approaching Ponce de Leon and signify its central position as a pedestrian-friendly neighborhood boulevard.

1.6. There is a strong desire for smaller pocket parks located within the residential areas east and west of Ponce for local residents. The City should look for opportunities to acquire small properties for this purpose or work with property owners and developers to create small public spaces as part of infill and redevelopment projects.

1.7. Conduct a study of the streets and intersections in the residential neighborhoods to the east and west of Ponce to identify opportunities for traffic circles or other traffic calming techniques to discourage or slow cut-through traffic and improve the pedestrian character of the neighborhoods.

1.8. Develop dedicated bike lanes along Segovia and Ponce de Leon Boulevard for safer north/south travel; and along Zamora/ Madeira to connect to Miami's SW 16th ST for east/west travel.

1.9. Create and maintain a map of green space connectivity and potential connectivity that may inform public realm improvements of parks, squares and paseos.

1.10. Plant shade trees to provide shaded sidewalks.

1.11. Locate / relocate trolley stops that are easily accessible and comfortable places for pedestrians to wait (eg, relocate the trolley stop currently on the traffic island at the junction of Ponce and East Ponce).

East Ponce Boulevard Quadrant

The East Ponce de Leon Boulevard was a historically important street in Merrick's original plan and connects Ponce de Leon Park (the triangular park fronted by the Chateau Bleau at the intersection of Ponce and East Ponce) to the important historic buildings and sites including the Coral Gables Woman's Club, Freedom Plaza, and Douglas Entrance. The triangular Ponce de Leon Park and separate triangular traffic island where the trolley stop is located at the intersection of Ponce de Leon and East Ponce de Leon Boulevard are currently islands isolated by excessive asphalt on every side. East Ponce de Leon was described as an "off ramp" for north bound Ponce de Leon traffic and the East Ponce corridor itself is excessively wide for a local street that cuts diagonally through just three blocks before terminating at the Douglas Entrance.

1.1. Per the 2002 Charrette, the intersection at Ponce and East Ponce de Leon Boulevard represents an excellent opportunity to create a distinctive high-quality public gathering space for the North Ponce District. The streets, intersection, park and traffic triangle should be redesigned to create an urban park or square at this location, reclaiming portions of asphalt for public space.

1.2. East Ponce should be studied for a complete redesign of the streetscape to create a high quality, pedestrian-friendly street that connects Ponce and the central square to the Woman's Club and Douglas Entrance. The angled public parking on both sides of East Ponce creates a "surface parking lot" character. This currently serves as free parking for the commercial hotel (Chateu Bleu) and alternative parking arrangements for the proposed rehab of the hotel should be considered. The public was not opposed to the continued use of the site as a hotel, however the current building is considered unworthy of such an important site and participants are hopeful that the rehab will represent a significant redesign with improved facades facing Ponce, the park, and East Ponce.

1.3. The Woman's Club itself represents an important historic building in the study area and the street configuration, streetscape and park space surrounding the building should be studied for improvements to reinforce this as a second civic space along East Ponce.

1.4. Wide curb radii and turn lanes on Calabria and Galiano where they intersect also create another isolated triangular green with two prominent trees. This intersection should be redesigned with narrowed streets, enhanced streetscapes including street trees and a better connection to the green space.

1.5. The vacant site on the northwest corner of East Ponce and Santilane, diagonally across from the Woman's Club, represents a key opportunity to encourage urban infill consistent with the urban rowhouse/urban apartment building types preferred in the visual preference survey.

The Alhambra Circle Corridor / Quadrant

The diagonal offshoot of Alhambra Circle, running north from Alhambra Plaza to Madeira Avenue and Douglas, is another area of the North Ponce study area that was the focus of much attention at the public workshop from both residents and property owner/real estate developers. Entering from Douglas, Alhambra Circle provides a historic, picturesque entrance with a view to downtown. The northern blocks include many 1960s-70s era one- and two-story buildings, including many apartment buildings, likely to be redeveloped.

On the blocks immediately north of Alhambra Plaza, the north side of the street is lined by exposed parking garages on Alhambra Circle and Alcazar Avenue. A historic, 2-story courtyard building, La Palma Ristorante (formerly Hotel Cla-Reina), sits at the northeast corner of Galiano across from predominantly blank walls of the building at 115 Alhambra Circle. The street then splits into north-south lanes with a green median consistent with a boulevard character. Residents expressed concern with plans for a much taller residential tower on adjacent parcels and the proximity of the historic Coral Gables Elementary School immediately west of Alhambra Circle warrants further consideration.

1.1. This is clearly a downtown location that can provide excellent pedestrian access to downtown workplaces, shops and restaurants – a true work-live lifestyle - for the residents of existing and future urban residential development. The older 1-2 story buildings along the length of the corridor are likely to be redeveloped over time, and the boulevard should be planned to accommodate urban building types – rowhouses, townhomes or apartment buildings – to create a distinctive address for downtown living in Coral Gables.

1.2. There is a critical need to study the transition in height and massing of buildings as the Alhambra Circle corridor quickly transitions from the high-rise commercial towers on Alhambra Plaza to the residential blocks just north along Alhambra Circle. The presence of the historic and very active elementary school and protection of the La Palma building are also important considerations.

1.3. There is a relatively new, 4-story residential building that runs an entire block on the east side of Alhambra Circle between Minorca and Navarre Avenues. The City should evaluate the relative success of this project in terms of scale, massing, parking and street frontage and compare and contrast this with other urban building types. The building modifies the "dingbat" configuration of many older buildings in the study area that elevated habitable space above completely open and exposed parking at the street level by slightly depressing the parking level, landscaping the primary street frontage and elevating the entrances.

Large Scale Development on Major Commercial Corridors

The depth of large-scale development along Ponce and these other major commercial corridors should be managed to protect the neighborhood character from extensive encroachment into the historic and smaller scale residential portions of the neighborhood.

1.1. Encourage the tallest portion of all proposed projects along Ponce to frame the street section of Ponce Boulevard, generally upholding the 1926 Merrick Plan for Coral Gables.

1.2. Limit the extent to which larger scale projects on these major commercial corridors encroach into the east-west block lengths to no more than 200-to-250 feet. As block widths within the study area vary, this could be reduced to 200 feet max.

1.3. Require a gradual step down in height and massing as the buildings extend east or west from the corridors into the residential side streets. The step down observed for the building at 1300 Ponce along the south side of Sidonia Avenue in the workshop walking tour provides an existing example, and it was recommended that this be a maximum encroachment that could be reduced by one lot width to allow for a paseo.

1.4. Provide a spatial break in the form of a paseo, mews or pedestrian way between large-scale projects and the 2-to-4 story neighborhood scale.

1.5. For buildings that are allowed to extend to the 200-to-250 foot depth, require the building fronting Ponce to come all the way to the urban ground plain and provide active, approved frontages along the commercial corridor.

1.6. Require liners along the facades of parking garages (north and south sides) and also back sides facing lower residential buildings setting up mid-block paseos. The parking garages could also be articulated as separate buildings lined with commercial and/or residential uses on the ground floor.

1.7. Internalize the service functions of large buildings away from the public realm.

1.8. Enforce existing zoning code language that promotes urban features such as arcades, landscaped sidewalks, pedestrian connectivity and public realm improvements for all new developments.

1.9. To support the establishment of a fine grain mix of uses in the North Ponce study area:

1.9.1. Allow ground floor retail of 5000 square feet or less with no requirement to provide any additional parking, whether in a large, multi-story mixed use building or a one-story building.

1.9.2. Allow first floor mixed-use in the blocks just east and west of Ponce de Leon Boulevard to provide small-scale, live-work, local retail destinations for the neighborhood. This could be limited to the first 200-250 feet of frontage immediately adjacent to Ponce.

1.9.3. Adopt enabling language in the zoning code to explicitly permit bed and breakfast (B&B) establishments throughout the study area. The North Ponce area's proximity to downtown Coral Gables makes it an ideal location for B&B establishments, and B&Bs can provide opportunities for the rehab, adaptive reuse and preservation of historic buildings. The workshop team recommends studying existing provisions that support B&Bs in the County and City of Miami codes as potential models to adapt and adopt for North Ponce and downtown Coral

Gables.

1.10. Study the provision of expanding the use of resident parking tags for streets that may be impacted by large scale development occurring along the commercial corridors.

Large-scale Development North of Alhambra Circle and Alhambra Plaza

The 2-3 blocks immediately north of Alhambra Circle/Alhambra Plaza are experiencing significant development pressure and activity throughout the study area along Alcazar, Minorca and the south side of Navarre.

1.1. Conduct a careful study and enact regulations to ensure smooth, gradual transitions between the Commercial High-Rise, Commercial Mid-Rise, and residential zones moving from the intensive CBD conditions north towards the 2-to-4 story residential neighborhood fabric. Management of larger scale development should be consistent with the recommendations for the east-west transitions from the commercial corridors discussed above, but in this case will require transitions downward in height and massing across multiple blocks moving from south to north.

1.2. Develop a Douglas Road strategy in collaboration with the City of Miami that establishes a shared vision of future development to provide assurance on height and density for property owners, and a unified experience for Douglas Road as the eastern boundary of the City of Coral Gables.

Support for Small-Scale Infill and Redevelopment

The workshop included a mix of residents, property owners, developers, architects and city staff with knowledge of the challenges associated with rehabbing and constructing small scale buildings consistent with the preferred character of the neighborhood. Like much of South Florida, land use regulations often disadvantage small scale development and inadvertently lead to the aggregation of smaller lots into large parcels, often entire city blocks, resulting in very large scale development juxtaposed with single-story buildings. It will be crucial to analyze and modify existing regulations - FAR, unit size (sq ft min/max) and parking requirements - to support the preservation, adaptive reuse and infill development at a 2-to-4 story buildings in the North Ponce study area.

The overall recommendation is to focus on the desired *character* for the district and change the zoning code and regulations to achieve that character. This could be achieved through a mix of TDRs, unit bonus provisions or design review, however it is recommended the code itself be updated to specifically support the preferred types of development on small lots and to discourage undesirable development models.

The visual preference survey results and public dialog identified a strong preference for a low-to-mid rise scale, similar to the height of the 2-4 story buildings currently in the district, but more urban, compact and mixed-use. The visual preference survey showed a strong preference for a variety of urban rowhouses, townhomes and small apartment buildings and mixed-use buildings. Participants were supportive of allowing smaller unit sizes within buildings as long as they conform to the 4-story height limit. Smaller units are needed to meet the growing demand from smaller household sizes including individuals, young married couples without children, empty nesters, etc. Smaller unit sizes will also generally translate into more affordable housing on a rent per square foot basis. Specific recommendations include:

1.1. Identify a range of approved 2-to-4 story urban residential and mixed-use building types consistent with the preferred character suggested by the visual preference survey results for infill and redevelopment within the neighborhoods.

1.2. Identify and adopt new street type and frontage standards that are distinct for the mixed-use corridors versus the residential interior blocks. This requires a plan for each street - they are different and require individual approaches.

1.3. Allow for a variety of live-work building types and uses in more of the study area. This is consistent with the mixed-use objective discussed above. Live-work buildings are consistent with the desire of residents to live and work in the same location or within walking distance of their home and provide an ideal transitional building type between larger scale, more commercial development and residential areas.

1.4. Set a maximum height limit for buildings but measure height in floors, not feet, to allow for variations in ceiling heights and future adaptability. Measure height from the Florida Building Code minimum for Finish Floor Elevation (currently Base Flood Elevation +1) so that property owners and developers aren't penalized for responding to sea level rise.

1.5. Accessibility: evaluate options for the accommodation of handicap ramps within front setbacks for small-scale infill. There is an emerging conflict between addressing sea

level rise and longer and longer handicap ramps.

1.6. Consistent with the recommendations supporting preservation of existing buildings, extend the 1.45 FAR standard for no parking requirement in the CBD to the North Ponce District for small-scale infill development;

1.7. Evaluate raising the FAR to 2.0 to enable 3-story "brownstone" scale residential infill with 0' setback (see three-story scenario below).

1.8. Allow for smaller unit sizes (see the three-story scenario with calculations in the next item). The city will need to study this further, but the demand for smaller, more affordable studio and one-bedroom apartments has outstripped supply and the increasing cost of rental property and demographic trends are only going to continue to drive demand for smaller units. Micro apartment projects in cities are renting units in the 250-400 square foot range, so the city should be able to identify a happy medium between these and the current standards. Renters of smaller, urban apartments are also much more likely to walk, bike and use transit for their mobility.

1.9. Re-evaluate density limits for small-scale infill.

1.9.1. For discussion and further study: Density standards often sound large when applied to smaller, infill lots simply because they are expressed in terms of acres. Note that one acre = 43,560 sq ft, or close to nine (9) typical 5,000-sq ft lots.

Scenario: A small 8-unit apartment building on a typical 50 x 100 ft lot is equal to 69 dwelling units per acre. Assuming 60% lot coverage and a three-story building, this yields 9000 sq ft gross. Deducting 25% for circulation leaves 6,750 sq ft divided by 8 units = 844 sq ft per unit. Thus a small, three-story, 8-unit apartment building on a 50 x 100 sq ft lot would require an allowable density of 75 units/acre to fit comfortably. A 75 DU/acre standard in this scenario yields 8 units on a typical urban infill lot. [Note: due to egress requirements for two stairs in four-story buildings, this three-story scenario for 50 x 100 foot lots is likely the maximum build-out.]

1.9.2. In general, all zoning requirements should be calibrated assuming a single lot. Re-evaluate and test height, setbacks, lot coverage, landscape requirements, and other standards to identify and address any other impediments to small property owners / small scale development.

Miscellaneous Recommendations

1.1. Affordable Housing: recommendations above to support the preservation and adaptive reuse of existing residential buildings, and the infill of small-scale development and smaller unit sizes can help maintain more affordable/workforce housing for Coral Gables residents, however this will remain market based and low-to-moderate income residents could be priced out as the demand for in-town living continues to increase. A more assertive affordable housing approach will require public policy approaches.

1.1.1. The city should make a connection with the county housing department to purposefully include affordable units in the city, including units within new projects.

1.1.2. The city should consider annexing the county area between Salzedo and Lejeune from Madeira to SW 8th St as an area for affordable housing within the city. Residents from this neighborhood participated in the workshop and view themselves as connected with the North Ponce area. These blocks are logically part of the North Ponce district and integral to the city, but fall outside of its jurisdiction. The larger "Little Gables" area is similarly surrounded by the City of Coral Gables on three sides and could be an area for expansion related to affordable housing goals.

1.2. Encourage green roof strategies for all flat roofs in the North Ponce area to ameliorate urban heat island impacts and provide better views when seen from above.

1.3. Plan regular (perhaps annual) town hall style meetings with neighbors, stakeholders and city staff to evaluate and manage progress in the neighborhood.

Recommended Short-Term Action Steps

1. Historic Preservation
   - (A) Verify accuracy of maps. Create an interactive map for public information, as a 90th anniversary project.
   - (B) Prepare marketing documents for Transfer of Development Rights.
2. Public Space, Streets and Pedestrian-Friendly Design
   - (C) Arrange a design studio for Ponce de Leon Park and its vicinity with Elizabeth Plater-Zyberk. **(In progress)**
   - (D) Identify possible future locations for four neighborhood parks, to be included in the City Capital Improvement Program.
   - (E) Identify possible future locations for four neighborhood parking lots, to be included in the City Capital Improvement Program.
3. East Ponce Boulevard Quadrant
   - (F) Identify two neighborhood streets for enhanced sidewalks and landscaping, to be included in the City Capital Improvement program.
4. Alhambra Circle Corridor/Quadrant
   - (G) Review proposed changes of land use or zoning based on input from workshop. Proposed land uses for North Ponce project located within the Central Business District should not exceed Commercial Mid-Rise Intensity.
   - (H) Require enhanced pedestrian features, such as arcades, paseos and enhanced sidewalks, through the site plan review process.
5. Large Scale Development on Major Commercial Corridors
   - (I) Propose shared parking, including remote residential parking in the evening. **(In progress)**
   - (J) Revise parking requirements for small restaurants and delis located at the ground floor of mixed-used buildings. **(In progress)**
   - (K) Eliminate parking requirements for existing and new buildings under 1.45 FAR.
6. Public Outreach
   - (L) Continue to engage residents and property owners on North Ponce planning efforts.
     - Host public Commission Workshop (for example, at the Coral Gables Museum) to continue the discussion of the future of the North Ponce area with the community.
     - Establish quarterly meetings with the community.
     - Send meeting invitations and questionnaires to all residents and property owners within the study area boundary.
     - Create a North Ponce study webpage with an online survey for community members to provide feedback.
     - Create an email listserve of community members interested in North Ponce and send area-specific email updates.

Illustrative Master Plan - Recommended Short-Term Action Steps

Recommended Long-Range Action Steps

1. Historic Preservation

   (A) Promote historic preservation of existing small apartment buildings as an affordable housing strategy.

2. Public Space, Streets and Pedestrian-Friendly Design

   (B) Develop neighborhood park and landscape master plan.

3. East Ponce Boulevard Quadrant

   (C) Study design of neighborhood streets, with an emphasis on reducing pavement, enhancing tree cover and widening sidewalks.

4. Large Scale Development on Major Commercial Corridors

   (D) Prepare Ponce Mixed-Use Zoning Overlay, which should include:
   - Requirements for building massing and stepbacks to limit overall building bulk
   - Guidelines for paseos and public space
   - Parking requirements, including shared parking strategies
   - Flexible uses, including bed and breakfast and live-work units
   - Incentives for more affordable housing typologies
   - Preservation Incentives for historic multi-family buildings

5. Public Outreach

   (E) Continue to engage residents and property owners on North Ponce planning efforts.
   - Continue quarterly meetings with the community.
   - Monthly updates of a North Ponce study webpage with an online survey for community members to provide feedback.
   - Email listserve of community members interested in North Ponce with area-specific email updates.

Recommended Illustrative Master Plan - Long-Range Action Steps

East Ponce Residential Infill District Analysis

- Currently Proposed in Staff Report: Block 16: Lots 5, 6, 7, 8, 9
  - Lot Area: 33,345 sf (0.765 acres)
  - Current Building Area: **18,345 sf**
  - Current Built FAR = 0.55
  - Current Permitted FAR: 1.0 – 2.0 (varies based on height)
  - Proposed FAR: 2.0; 2.25 with bonus **(potential gain of 56,681 sf over current)**

  - Current Units: **22**
  - Current Built Density = 22 / 0.765 acres = 29 du/ac
  - Current Permitted Density = 40 du/ac; 50 du/ac with bonus
  - Proposed Density = 60 du/ac; 75 du/ac with bonus **(potential gain of 35 units over current)**

  - Current Building Height = 2 stories
  - Current Permitted Height = 45 - 70 feet (varies based on lot size)
  - Proposed Height for parcels more than 20,000 sf = 70 feet; 97 feet with bonus

- <u>Currently Proposed in Staff Report: Block 13: Lots 1, 2, 19, 20, 21, 22</u>
    - Lot Area: approximately 42,000 sf (0.96 acres)
    - Current Building Area: approximately **84,000 sf**
    - Current Built FAR = approximately 2.0
    - Current Permitted FAR = 1.0 – 2.0 (varies based on height)
    - Proposed FAR = 2.0; 2.25 with bonus **(potential gain of 10,500 sf over current)**

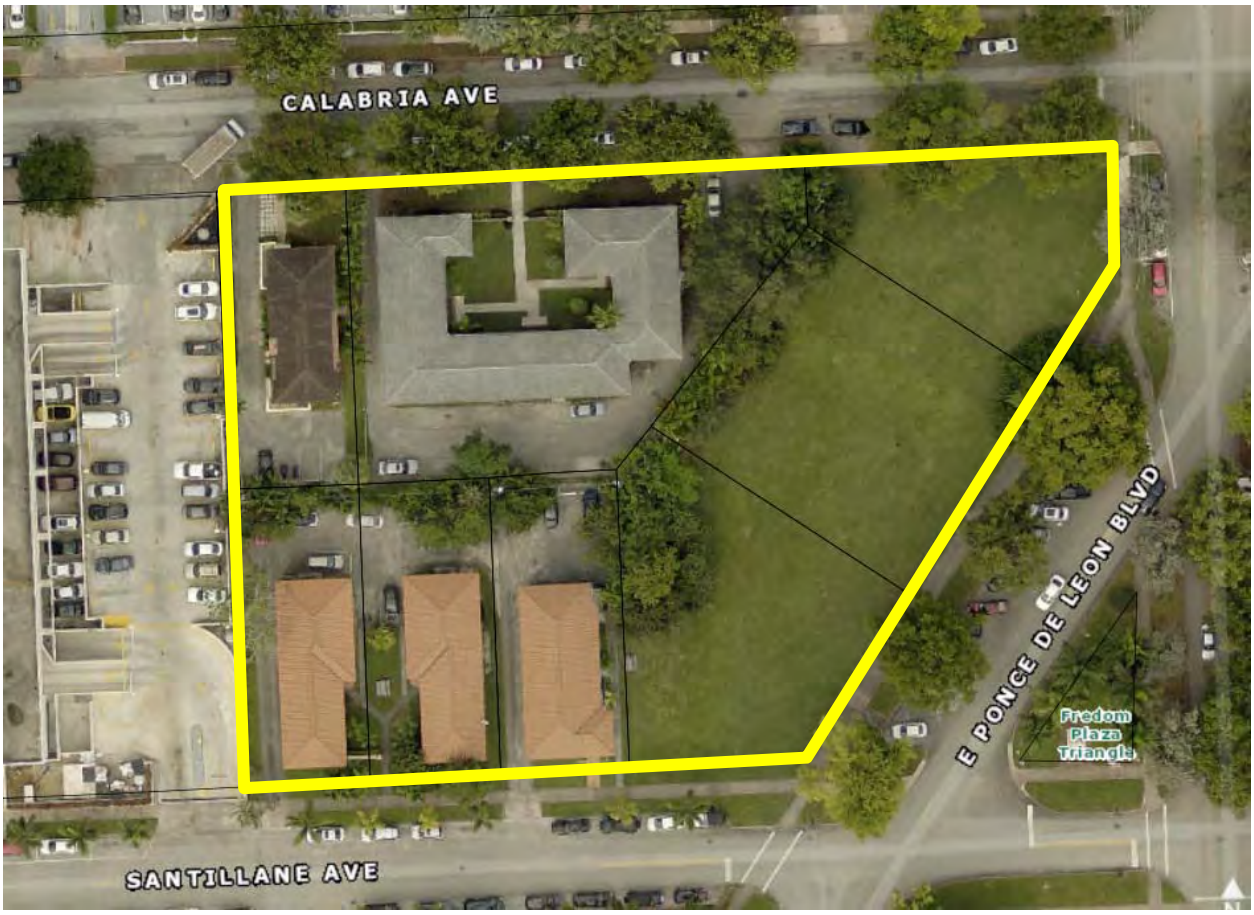
    - Current Units = approximately **41**
    - Current Built Density – approximately 43 du/ac
    - Current Permitted Density = 40 du/ac; 50 du/ac with bonus
    - Proposed Density = 60 du/ac; 75 du/ac with bonus **(potential gain of 31 units over current)**

    - Current Building Height = 4 stories and 14 stories
    - Current Permitted Height = 45 - 70 feet (varies based on lot size)
    - Proposed Height for parcels more than 20,000 sf = 70 feet; 97 feet with bonus

- <u>Currently Proposed in Staff Report: Block 12: Lots 5, 6, 7, 8, 9, 10, 11, 12 ,13, 14, 15</u>
    - Lot Area: 70,909 sf (1.63 acres)
    - Current Building Area: **19,444 sf**
    - Current FAR = 0.27
    - Current Permitted FAR = 1.0 – 2.0 (varies based on height)
    - Proposed FAR = 2.0; 2.25 with bonus **(potential gain of 140,101 sf over current)**

    - Current Units = **30**
    - Current Density = 18.4 du/ac
    - Current Permitted Density = 40 du/ac; 50 du/ac with bonus
    - Proposed Density = 60 du/ac; 75 du/ac with bonus **(potential gain of 92 units over current)**

    - Current Building Height = vacant lot, 1 and 2 floors
    - Current Permitted Height = 45 - 70 feet (varies based on lot size)
    - Proposed Height for parcels more than 20,000 sf = 70 feet; 97 feet with bonus



- <u>Requested Expansion of RID Boundary: Block 8: Lots 5, 6, 7, 8, 9, 10, 11, 12 ,13, 14, 15, 16, 17, 18</u>
    - Lot Area: 96,000 sf (2.2 acres)
    - Current Building Area: **43,658 sf**
    - Current Built FAR = 0.45
    - Current Permitted FAR = 1.0 – 2.0 (varies based on height)
    - Proposed FAR = 2.0; 2.25 with bonus **(potential gain of 172,342 sf over current)**

    - Current Units = **64**
    - Current Built Density = 29 du/ac
    - Current Permitted Density = 40 du/ac; 50 du/ac with bonus
    - Proposed Density = 60 du/ac; 75 du/ac with bonus **(potential gain of 101 units over current)**

    - Current Building Height = parking lot, 1, 2, and 3 floors
    - Current Permitted Height = 45 - 70 feet (varies based on lot size)
    - Proposed Height for parcels more than 20,000 sf = 70 feet; 97 feet with bonus

- <u>Requested Expansion of RID Boundary: Block 3: Lots 12, 13, 14, 15, 16 , 17, 18</u>
    - Lot Area: 42,000 sf (0.96 acres)
    - Current Building Area: **23,758 sf**
    - Current Built FAR = 0.57
    - Current Permitted FAR = 1.0 – 2.0 (varies based on height)
    - Proposed FAR = 2.0; 2.25 with bonus **(potential gain of 70,742 sf over current)**

    - Current Units = **36**
    - Current Built Density = 38 du/ac
    - Current Permitted Density = 40 du/ac; 50 du/ac with bonus
    - Proposed Density = 60 du/ac; 75 du/ac with bonus **(potential gain of 36 units over current)**

    - Current Building Height = 2 floors
    - Current Permitted Height = 45 - 70 feet (varies based on lot size)
    - Proposed Height for parcels more than 20,000 sf = 70 feet; 97 feet with bonus