



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Bed and Breakfast Establishments**
Zoning Code Text Amendment
Public Hearing: Planning and Zoning Board
Date & Time: July 13, 2016; 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 5, "Development Standards," amending Section 5-2601, "Bed and breakfast establishments" to modify the existing Bed and breakfast establishments standards and criteria to allow for viable Bed and breakfast establishments; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

This Bed and Breakfast Establishments Zoning Code Text Amendment is a first step in implementing the community vision expressed in the North Ponce Community Planning effort, which began in late 2014 and has included collaborative community workshops and meetings, and multiple Commission and Planning and Zoning Board meetings.

2. EXISTING CONDITIONS

Bed and Breakfast establishments are permitted in the North Ponce neighborhood of the City of Coral Gables, which is the City’s historic multi-family district, located directly north of the Downtown. North Ponce is the desired location for such establishments, due to its close proximity to Downtown, the trolley, the airport, the University of Miami, and other tourist and business destinations.

The North Ponce area is characterized by low-scale garden apartment buildings that were constructed between 1920 and 1960; buildings are generally one to three stories in height. The front yards of buildings are generally open lawns with trees and shrubbery, as well as open landscaped courtyards shaped by the low-scale apartment buildings. This area has a Zoning District of Multi-Family 2 and has a Land Use Classification of Multi-Family Medium Density.

North Ponce Community Planning

In 2014, the City initiated a collaborative planning effort for the North Ponce area in order to address several issues including:

- Incompatible new development as a result of zoning changes that allow larger-scale, taller buildings with significantly less landscaping in the front yard.
- Loss of potentially historic garden apartment buildings through demolition.
- Disinvestment in the existing low-scale garden apartment buildings.
- Unmet potential as a highly-desirable neighborhood to live, with convenient access to highly-rated public schools, transit, shopping, and employment opportunities.
- Opportunities to further encourage historic preservation of apartment buildings and preserve the unique character and quality of life in the neighborhood.

Status of Current Bed and Breakfast Ordinance

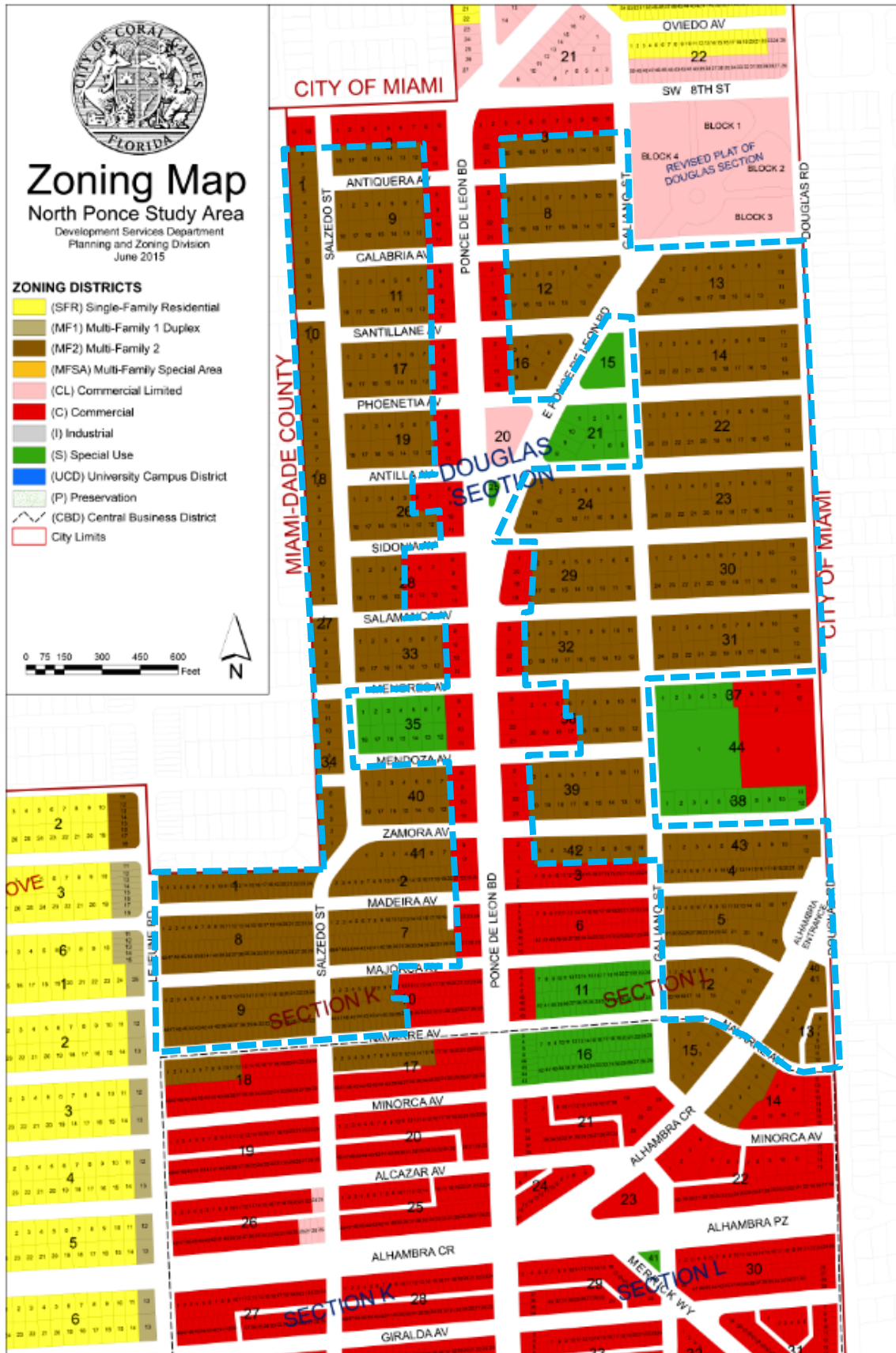
One of the issues that was brought up by the community through the planning process is that Coral Gables does not have, and has never had, any Bed and Breakfast establishments, even though an ordinance permitting such establishments in the North Ponce area was adopted in 1993. It was found that the parking requirement in the existing Ordinance has been a major obstacle to the creation of a Bed and Breakfast establishment, and that a more tailored approach to the parking needs of each property may be more appropriate. In addition, the current regulations include a clause that allows the City to revoke the Bed and Breakfast approval on an annual basis, with vague guidelines for why the City may revoke the approval, and few protections for the Bed and Breakfast owner.

Proposed Ordinance Amendments Facilitate Investment into Historic Properties

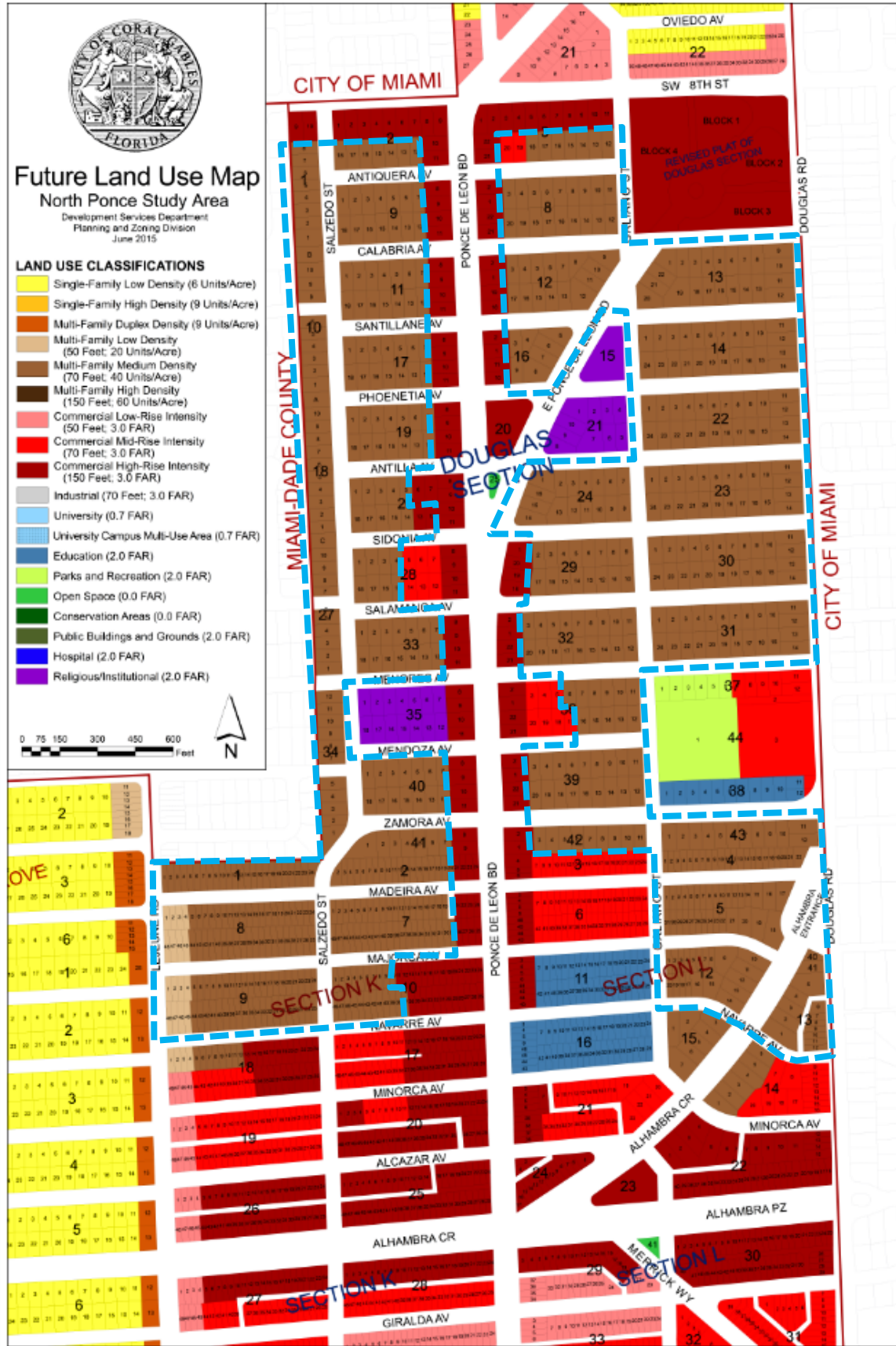
Key amendments to the Bed and Breakfast Ordinance are proposed to make the operation of such establishments a viable option for property owners, encouraging investment into Historic Properties for the overall benefit of the neighborhood. Note that the area where Bed and Breakfast establishments are currently permitted will remain unchanged.



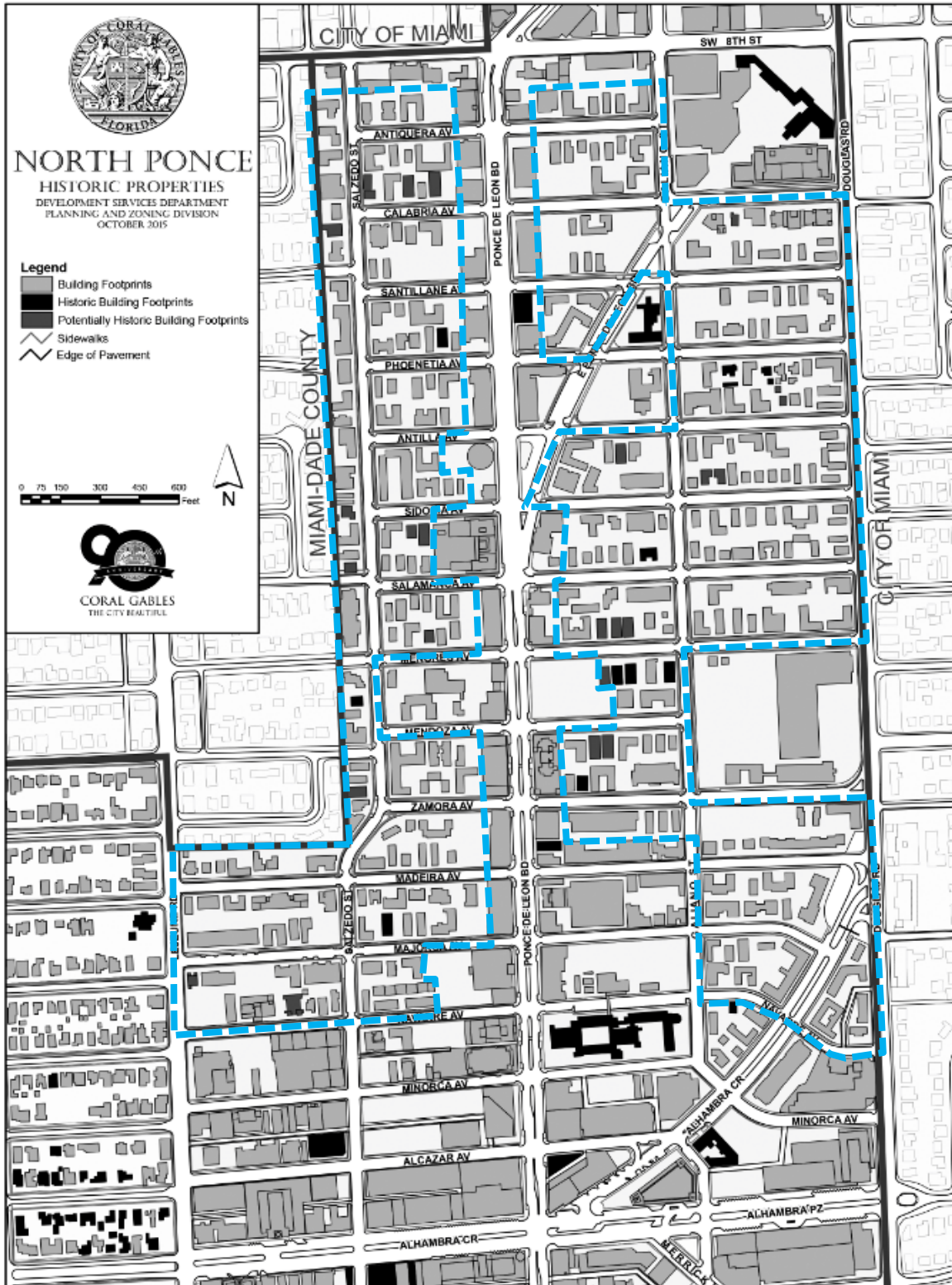
The eligible properties for Bed and Breakfast Use are outlined in blue.



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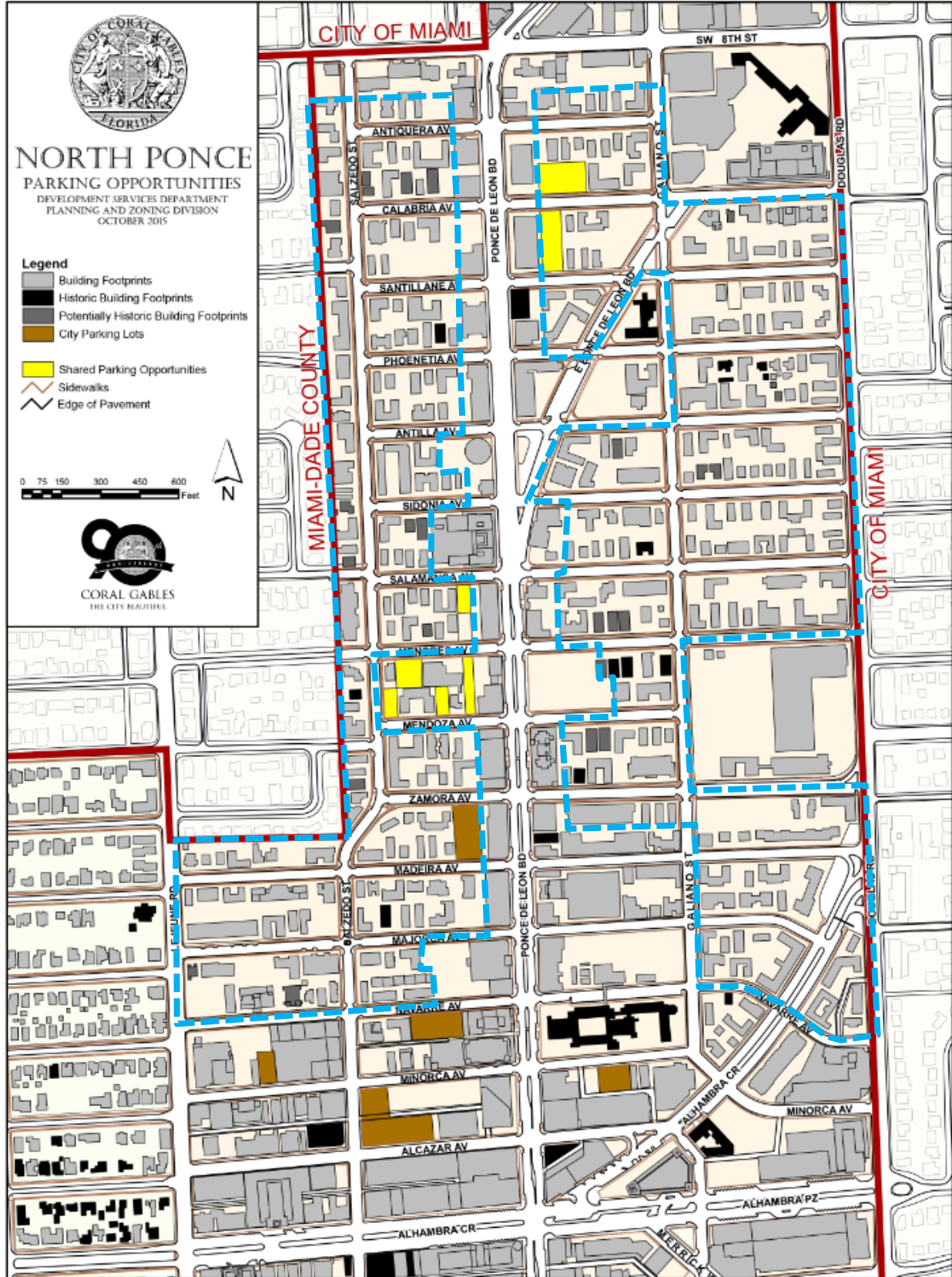


The eligible properties for Bed and Breakfast Use are outlined in blue.



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Historic designation is a proposed requirement for Bed and Breakfast establishments; “historic” and “potentially historic” buildings are identified in black and dark gray. Additional properties may also qualify for historic designation subject to further historic surveys of the area.



This map identifies opportunities for shared parking and public parking in the affected area. The eligible properties for Bed and Breakfast Use are outlined in blue.

3. PURPOSE OF BED AND BREAKFAST ESTABLISHMENTS TEXT AMENDMENT

The purpose of this Zoning Code Text Amendment is to make it more viable to open and operate a Bed and Breakfast establishment in the North Ponce neighborhood. Bed and Breakfast establishments can be another useful tool for property owners to find an economically viable means to preserve and reinvest in their property, which provides benefits to the entire neighborhood.

Economic Incentive for Historic Preservation

The Zoning Code Text Amendment includes an update that in order to be eligible for the Bed and Breakfast benefit, a property must be designated historic. The purpose of this amendment is to provide an additional economic incentive to preserve the traditional garden apartment buildings in North Ponce. This economic incentive can be combined with existing incentives such as the Transfer of Development Rights program and the Ad Valorem tax exemption program.

Reinvestment into Existing Garden Apartment Buildings

The Zoning Code Text Amendment provides some additional flexibility in order to make it economically feasible to operate a Bed and Breakfast establishment. The first key update allows existing apartment units to be converted into more than one guest room. This update takes into account the fact that these apartment properties, unlike single family homes, include units with multiple bedrooms, living spaces, and bathrooms. The second key update focuses on parking: allowing owners to submit a parking management plan that is tailored to their property, rather than providing a standardized amount of parking spaces on-site. This will allow owners to utilize alternative mobility and parking solutions that are appropriate for their business model and their location, such as valet parking, Uber, remote parking, trolley service, bike rental, airport shuttles, and other options.

Small Property Owner Support and a Local Economy

A final key amendment is the removal of the clause that states that the City may revoke the Bed and Breakfast approval each year on the basis of neighborhood complaints. This clause provides little guidance for the City and little protection for a small-scale proprietor. In lieu of this imprecise regulation, the updated Ordinance states that the Bed and Breakfast establishment will be subject to Code Enforcement measures in the same manner as any property in the City, such as noise, property maintenance, and adherence to the Bed and Breakfast approval. This will provide small-scale proprietors with a greater level of certainty in their investment. Bed and Breakfasts are locally-owned and operated establishments that enhance and diversify the Coral Gables economy, which is an important part of a resilient City and neighborhood.

4. PROPOSED ZONING CODE TEXT AMENDMENTS

The proposed Bed and Breakfast Establishments Zoning Code Text Amendment is provided below.

Division 26. Bed and Breakfast Establishments
Section 5-2601. Bed and breakfast establishments.

Bed and Breakfast (B & B) establishments may be permitted as a Conditional Use subject to the following restrictions:

A. B & B establishments may be operated on property zoned MF2 within the district bounded by Southwest Eighth Street (Tamiami Trail) to the north, Navarre Avenue to the south, Douglas to the east, and LeJeune Road to the west.

B. Structures shall be designated historic in order to be eligible for operation as a B&B.

C. In accordance with Article 3, Division 11: Historic Preservation, a Certificate of Appropriateness shall be required for any exterior alterations to the historically-designated B&B property.

~~B. Only structures fifty (50) years or older shall be eligible for operation as a B & B.~~

~~C. The number of B & B sleeping rooms shall not exceed the number of living units of the existing apartment structure.~~

D. The following design requirements shall be incorporated to minimize the impact on surrounding residential areas:

1. Appearance of structure shall remain residential;
- ~~2. Structure shall be retained in a manner to allow conversion back to apartment use;~~
3. Outdoor activity areas for B & B residents use shall be visually buffered from adjacent residential uses;
4. Vehicle ingress and on-site parking shall be screened from adjacent residential properties.

E. One wall-mounted sign shall be permitted designating the property as a B & B, and shall not exceed one-hundred sixty (160) square inches in size.

F. Property owner or manager must reside on property and be available on a daily basis.

G. The sale of alcohol shall not be permitted on premises.

H. Food service shall be limited to B & B residents and shall be limited to breakfast only with no lunch or dinner service.

I. No receptions, private parties or activities other than lodging of guests shall be permitted.

~~J. Operation of the B & B shall be restricted to the principal building on site, and accessory buildings may not be converted to living units, kitchens or dining areas.~~

K. Owner/Operator must comply with the following operational requirements:

1. No weekly rates shall be offered;
- ~~2. Ten (10) day maximum (cumulative) B & B resident stay within any sixty (60) day period;~~
3. No food preparation or equipment allowed in any B & B sleeping room;
4. The owner/manager shall maintain a current guest register.

L. All B & B requests shall be required to submit the following floor and site plans for Administrative Approval:

1. Floor plans.
2. Parking plan.
3. Landscaping plan.
4. Lighting and signage plan.
5. Building elevations.
6. Survey.

~~M. Off street parking shall be provided as follows:~~

- ~~1. One (1) space per guest room; and~~
- ~~2. One (1) space for the owner/manager.~~

M. For those buildings constructed prior to 1964, no additional on-site parking will be required beyond that which exists prior to the Bed and Breakfast Certificate of Use application. A parking management plan for guests and the owner/manager shall be submitted to the Planning and Zoning Director and the Parking Director for review and approval. The parking management plan may include a combination of remote parking, valet parking, and leasing of public parking spaces and will be reviewed based on proximity to transit, number of guest rooms, number of staff, availability of public parking and on-street parking, and other relevant factors.

N. Parking credit may be granted by the ~~Building Planning~~ and Zoning Director for parallel parking spaces in the roadway immediately in front of the subject property where such parking will not be hazardous or obstruct access.

~~O. Conditional Use approval shall be non transferable.~~

~~P. Each B & B shall be reviewed on a yearly basis to confirm compliance with Code requirements established herein. Approval may be revoked if a determination of non-compliance is made or if the facility generates neighborhood complaints.~~

P. Each B&B shall be subject to code enforcement measures in the same manner as any other property in the City of Coral Gables.

5. FINDINGS OF FACT

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

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

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

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-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).
- Objective FLU-1.4. Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.
- Policy FLU-1.4.3. Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.
- 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.
- 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.
- Objective HIS-5.1. Encourage historic preservation efforts through the promotion, creation, and/or establishment of economic incentives; continue with the established ad-valorem tax incentive program for historic properties; and offer incentives to owners of significant historic resources as a means of encouraging the preservation of historic resources.

7. PUBLIC NOTIFICATION

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

Type	Date
<i>Bed and Breakfast Ordinance Amendment</i>	
Legal advertisement	07.01.16
Courtesy Notice Letters to Property Owners within area and within 1,000 feet	07.01.16
Posted agenda on City web page/City Hall	07.01.16
Posted Staff report on City web page	07.08.16
Planning and Zoning Board Meeting	07.13.16

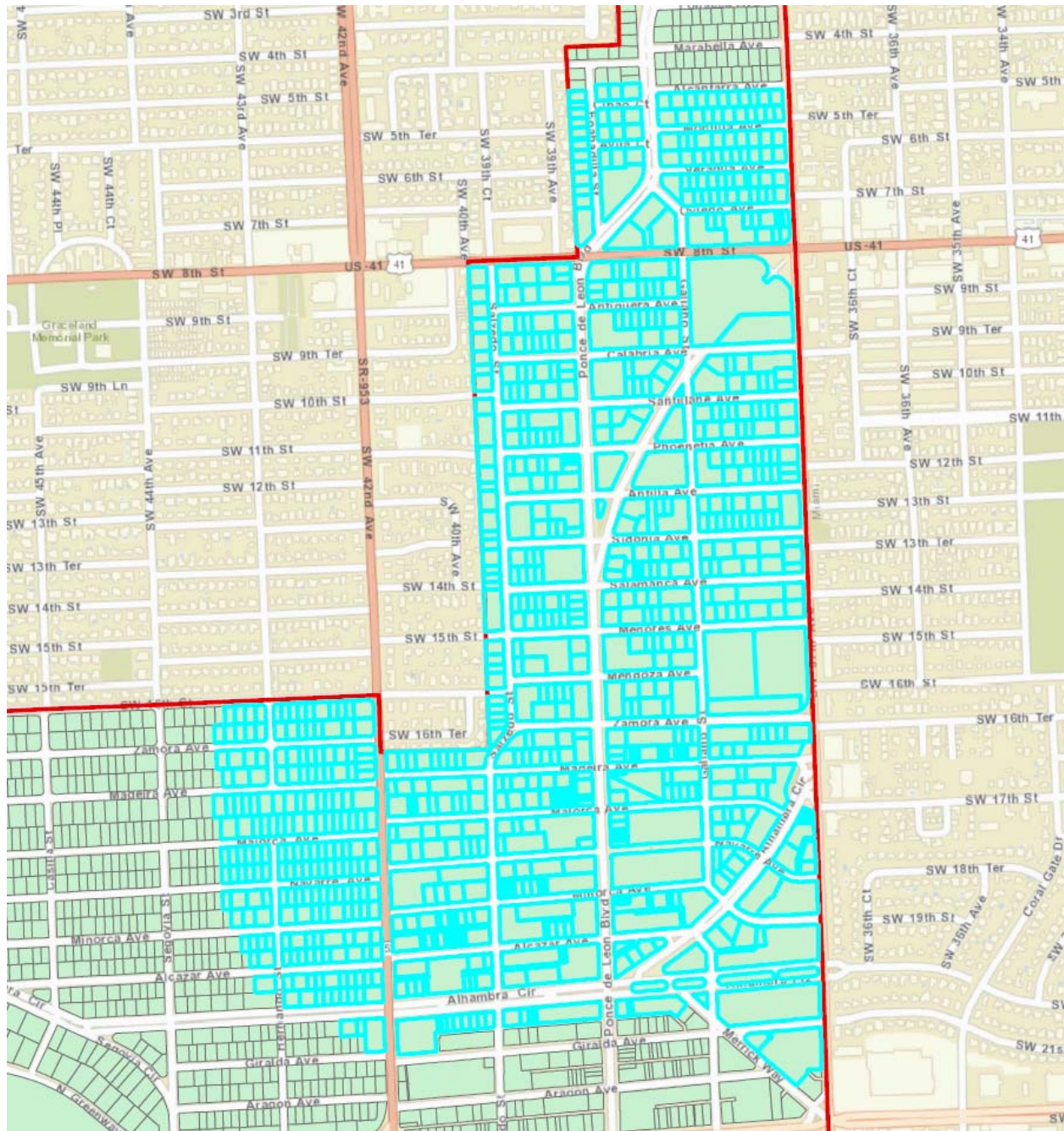
North Ponce Community Planning Discussions

City Commission Implementation Discussion	06.14.16
Planning and Zoning Discussion	05.11.16
Community Planning Meeting	05.05.16
City Commission Discussion	04.12.16
City Commission Discussion	10.27.15
City Commission Discussion	08.25.15
North Ponce Community Planning Webpage	08.15.15
North Ponce Community Vision Workshop	06.12.15

Staff Report and Recommendation

Bed and Breakfast Establishments Zoning Code Text Amendment

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



8. STAFF RECOMMENDATION

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

9. ATTACHMENTS

- A. 07.01.16 Legal notice published.
- B. Courtesy Notice Mailed to all property owners within affected area and within 1,000 feet.

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



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

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

CITY PUBLIC HEARING

LOCAL PLANNING AGENCY / PLANNING
AND ZONING BOARD
WEDNESDAY, JULY 13, 2016,
8:00 - 9:00 P.M.

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

DATES/TIMES

LOCATION

CITY COMMISSION CHAMBERS, CITY
HALL, 405 BILTMORE WAY, CORAL
GABLES, FLORIDA, 33134

07/01/2016

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

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

Items 1 and 2 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-206, "Giralda Plaza Overlay" to modify and supplement the existing Commercial District standards and criteria to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (This item was continued from the June 8, 2016 Planning and Zoning Board meeting)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-2, Commercial Land Uses", pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments," amending the "Commercial Low-Rise Intensity" Land Use Classification to permit residential use in the Giralda Plaza Overlay District when expressly permitted by the Zoning Code; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)

Items 3 through 7 are related.

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

(SEAL)

MARIA MESA personally known to me



3. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and providing for severability, repealer and an effective date. (LPA Review)

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

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

6. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to separate into two (2) single-family building sites the property zoned Single-Family Residential (SFR) District and legally described as Lots 8-10 and the east 15 Feet of Lot 7, Block 25, Coral Gables Section "B" (728 Navarre Avenue), Coral Gables, Florida; one (1) building site consisting of Lot 8 and the west half of Lot 9 and one (1) building site consisting of Lot 10 and the east half of Lot 9 with the remaining east 15 feet of Lot 7 to be included as a part of the property to the west legally described as the east 25-feet of Lot 6 and Lot 7 less east 15 feet, Block 25, Coral Gables Section "B" (734 Navarre Avenue); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 11, "Historic Preservation: Designations and Certificates of Appropriateness;" Article 5, "Development Standards," Division 24, "Walls and fences;" and, Article 8, "Definitions" amending criteria for designating historic landmarks and districts, clarifying wood fence requirements, and adding a definition for historic integrity; providing for repealer provision, severability clause, codification, and providing for an effective date.

Items 8 through 10 are related.

8. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," adding Section 3-207, "North Ponce Neighborhood Conservation Overlay District" to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate infill and redevelopment that preserves and enhances the character of the neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

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

10. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", to create the "North Ponce Neighborhood Conservation Overlay District" for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal Description on file with the City)

Discussion Item - Planning and Zoning Board

11. Landscape Provisions for the Best Practices Manual.

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

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

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

7/1

16-120/0000129453M



**City of Coral Gables
Courtesy Public Hearing Notice
For Property Owners**

Attachment **B**

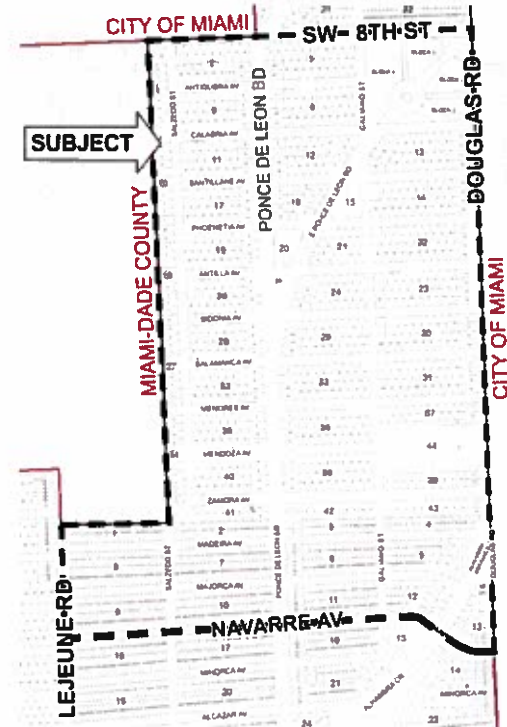
July 1, 2016

Applicant: City of Coral Gables

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

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

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



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

1. North Ponce Neighborhood Conservation District Zoning Code Text Amendment

The North Ponce Neighborhood Conservation District has been presented to the Planning and Zoning Board, the City Commission, and the community at past meetings as a discussion item to obtain feedback. The proposed Zoning Code Text Amendment implements those ideas that have received support from the community in order to preserve and enhance the character of the multi-family “garden apartment” areas of the North Ponce neighborhood. The Neighborhood Conservation District includes historic preservation incentives, conservation of traditional garden apartment buildings, more compatible standards for the new construction of small apartment buildings, and more harmonious landscape standards for the front yards of all properties. The Neighborhood Conservation District does not take away existing property rights for large assembled properties that are zoned Multi-Family 2, and it does not affect Commercial-zoned properties.

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, “Zoning Districts,” adding Section 4-

207, "North Ponce Neighborhood Conservation Overlay District" to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate infill and redevelopment that preserves and enhances the character of the neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

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

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

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

3. North Ponce Neighborhood Conservation District Zoning Map Amendment

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

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", to create the "North Ponce Neighborhood Conservation Overlay District" for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal Description on file with the City)

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

Sincerely,

City of Coral Gables, Florida