

# 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?

*4/ yrs*

2. What do you love most about the North Ponce area?

*Quiet*

3. In your opinion, what aspects of the North Ponce area need the most improvement?

*Transition between Ponce*

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

*live work, residential services (coffee shops)  
kara, laundry, Parks*

5. What character should the North Ponce area have in the long-term future?

*urban residential neighborhood*

6. Additional Comments and Suggestions (continue on back if necessary)



NORTH PONCE  
COMMUNITY VISION  
WORKSHOP



# 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.*

Walking Stop \_\_\_\_\_ (Street Name)

Pick your favorite building:

1. Circle it on your map and take a picture – tag it: #NorthPonceCommunityVision
2. Address?
3. Number of Stories? *2*
4. Use? Circle one: Apartment, Condominium, Townhouses, Office, Retail
5. Setback? (Measure by: one step: 1 foot)
6. Frontage? (lawn, garden wall, hedge, patio, etc)
7. Are there street trees? What kind?
8. Architectural Style?
9. Where is the parking?
10. Did you see anyone walking or riding their bike in front?
11. Are there windows facing the street?
12. Other comments on why you love this building:

*Dean Washcraft  
dwarcraft@fecr.com  
305-358-7710 x4.134*

*315*



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# NORTH PONCE BUILDING FOOTPRINTS

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
JUNE 2015

### Legend

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



CORAL GABLES  
THE CITY BEAUTIFUL

14 Spruce

Large Units

Small Units

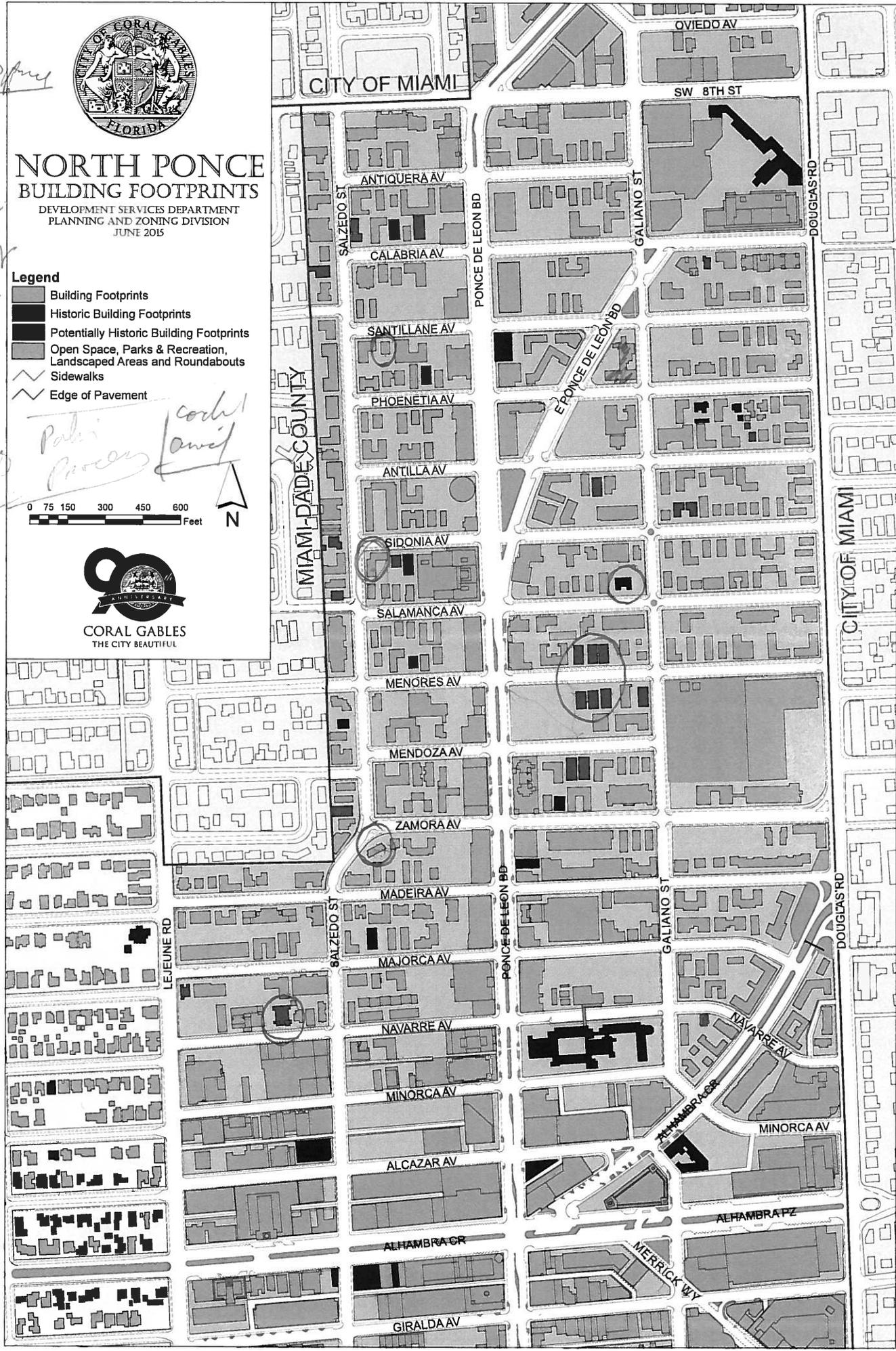
550

mid

Always Unit

*Patrick Ponce*  
*cohort*  
*family*

150/door  
TR  
Units



COMMUNITY SURVEY  
HANDS-ON SESSION, JUNE 13, 2015

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

Live Work Neither Other (explain)

If so, for how long?

1 month

2. What do you love most about the North Ponce area?

Rustic Character

3. In your opinion, what aspects of the North Ponce area need the most improvement?

Frontage types & setbacks  
should be inviting.

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

Office Bldg's  
Cafe's Restaurants

5. What character should the North Ponce area have in the long-term future?

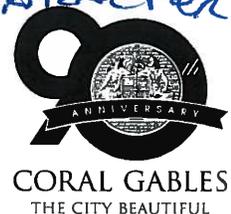
Rustic Character  
as it grows up (taller)

6. Additional Comments and Suggestions (continue on back if necessary)

There's a great opportunity  
for area to catch up with growth  
- build to scale & character.



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

Live   Work   Neither   Other (explain)

If so, for how long?

*1 1/2 yrs.*

2. What do you love most about the North Ponce area?

*Close to downtown amenities*

3. In your opinion, what aspects of the North Ponce area need the most improvement?

*More Parks for passive activity. Better choices for grocery stores*

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

*Post office, Library, Bike Lanes, Tennis Courts*

5. What character should the North Ponce area have in the long-term future?

*Vibrant street life*

6. Additional Comments and Suggestions (continue on back if necessary)



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

Live  Work  Neither  Other (explain)

If so, for how long?

30 YEARS

2. What do you love most about the North Ponce area?

CHARACTER - PROXIMITY TO DBD

3. In your opinion, what aspects of the North Ponce area need the most improvement?

STREET SCAPE - LIGHTING - PARKING

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

5. What character should the North Ponce area have in the long-term future?

PRESERVATION

6. Additional Comments and Suggestions (continue on back if necessary)

ENCOURAGE RE-DEVELOPMENT - CONTROLLED.  
- CONSISTENCE



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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 North Ponce area need the most improvement?

NEED CANOPY TREES, BOARD WALKS  
PEDESTRIAN & BIKE ROUTES CAFEES

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

5. What character should the North Ponce area have in the long-term future?

LIVING SPACE & WALKWAYS

6. Additional Comments and Suggestions (continue on back if necessary)



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

Live

Work

Neither

Other (explain)

Live 8-10 blocks south

If so, for how long?

3 yrs.

2. What do you love most about the North Ponce area?

Both North & South Ponce are close to downtown and along the trolley route.

3. In your opinion, what aspects of the North Ponce area need the most improvement?

Close to 8th St.

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

No changes in use. There needs to be a transitional zoning between to allow condos <sup>to</sup> townhouse / courtyard apartments vs. multi-family

5. What character should the North Ponce area have in the long-term future?

Diverse styles, heights, historic + non-historic  
mostly Residential off Ponce !!!

6. Additional Comments and Suggestions (continue on back if necessary)

Leave Commercial along Ponce !!!  
Allow Bed + Breakfast, Allow Apts,



## NORTH PONCE COMMUNITY VISION WORKSHOP



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

Live      Work      Neither      Other (explain)

If so, for how long?

2. What do you love most about the North Ponce area?

*historic buildings*

3. In your opinion, what aspects of the North Ponce area need the most improvement?

*preservation of the older buildings  
and maintaining the older scale of development*

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

*open spaces*

5. What character should the North Ponce area have in the long-term future?

*walkable low-rise multi-family*

6. Additional Comments and Suggestions (continue on back if necessary)



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COMMUNITY VISION  
WORKSHOP



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

Live      Work      Neither      Other (explain)

work ~~at home~~  
@city

If so, for how long?

2. What do you love most about the North Ponce area?

feels walkable  
certain portions have a lot of character

3. In your opinion, what aspects of the North Ponce area need the most improvement?

many buildings seem to have not been updated (there may be lack of dev't incentive)

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

pedestrian experience  
parks, street sections (including canopy trees)

5. What character should the North Ponce area have in the long-term future?

encourage residential units (affordable)  
w/ enhancement to the pedestrian experience (including parks)

6. Additional Comments and Suggestions (continue on back if necessary)

understand transition from commercial to residential  
& respecting its history



## NORTH PONCE COMMUNITY VISION WORKSHOP



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

Live      Work      Neither      Other (explain)

If so, for how long?

2 YEARS

2. What do you love most about the North Ponce area?

ITS A VERY WALKABLE NEIGHBORHOOD IN CLOSE PROXIMITY TO SHOPS & RESTAURANTS, TRANSIT, PARKS, WITH RELATIVELY AFFORDABLE HOUSING

3. In your opinion, what aspects of the North Ponce area need the most improvement?

MANY STREETS LACK SHADE TREES, AND SOME ARE OVERLY WIDE, ENCOURAGING CARS TO SPEED THROUGH. NEW BUILDINGS ARE OVERLY DOMINATED BY PARKING

4. What uses do you feel should be added to North Ponce in the future? (for example, civic uses, types of businesses, shops, housing, open spaces, etc)

NEW DEVELOPMENT COULD INCORPORATE SMALL ACTIVE PUBLIC SPACES LIKE THE SPACE IN FRONT OF THE CG MUSEUM. ADDITIONAL SHOPS & RESTAURANTS COULD BE ADDED ALONG PONCE

5. What character should the North Ponce area have in the long-term future?

ENCOURAGE / INCENTIVIZE SMALL, INCREMENTAL DEVELOPMENT IN THE CHARACTER OF THE BEST 1920'S EXAMPLES - FOURPLEX, EIGHTPLEX, THROUGH REDUCED PARKING REQUIREMENTS, KEEP TALL BUILDINGS TO THE PONCE CORRIDOR.

6. Additional Comments and Suggestions (continue on back if necessary)

CURRENT REGULATIONS ENCOURAGE AMASSING MULTIPLE PROPERTIES IN ORDER TO SATISFY THE PARKING REQUIREMENTS RESULTING IN OVERLY BULKY BUILDINGS



## NORTH PONCE COMMUNITY VISION WORKSHOP



# 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 Victoria and Ponce going north and the possibility 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 of 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  
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# 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.

Historic Landmark WOMAN'S CLUB (Write Name)  
 • ELEMENTARY school • COURT'S YARD BUILDING

Historic Art Building  
 • Douglas Entry  
 • Englewood  
 (Catharine)

Take a picture and tag it #NorthPonceCommunityVision

Describe the building:

1. What color is it? - STONE OR WARM HUES
2. What material is it made out of? (stucco, stone, wood, glass, etc)
3. What kind of roof does it have? (flat, pitched, tile, shingle, etc)
4. What style is it? ~~MEDIEV~~ MED. Buildings FROM 20's & 30's  
W.P.A
5. What shape are the windows? (square, rectangular, circular, arched)
6. Describe the main entrance: (double doors, porch, stoop, awning, etc)
7. Is the building frequently used? What is its use? YES - PRESIDENTIAL  
APARTMENTS
8. What is it that you love best about this building?  
CHARACTER  
SCALE  
Village Like  
Distinctive quality  
Feeling of the Architecture of C.G.



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# TROLLEY TOUR WORKSHEET

## HANDS-ON SESSION, JUNE 13, 2015

Thank you for your participation and for sharing your ideas.  
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1. What was your favorite part of the tour?

2. Did you learn anything new about the North Ponce area? What did you learn?

↳ Dirty core of ponce / Ponce code MF-2  
 ↳ Improv Philm

3. Of all of the ideas discussed on the tour and during the Workshop presentations, which ideas are the most exciting to you?

- ↳ MED. CHARACTER FOR NEW DEV.
- ↳ INCENTIVE TO RENOV EXIST Bulch
- ↳ MED CHARACTER - AWAYING
- ↳ Improving PARKS
- ↳ IMPROVE STREETS FOR PEDESTRIANS & BETTER PLANTING
- ↳ RE-WORK PARKING CODES.
- ↳ MORE INCENTIVES FOR HIST PROP.

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



CODE

↳ NORMS should BE ~~stronger~~

↳ paired w/ type - 3 story / MED HIST - (PARKING)  
 ↳ NEW DEV. Transition in scale ↳ OLDS TAY BRUSH

# TROLLEY TOUR WORKSHEET

## HANDS-ON SESSION, JUNE 13, 2015

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1. What was your favorite part of the tour?

*HISTORIC BUILDINGS*

2. Did you learn anything new about the North Ponce area? What did you learn?

*WPA developed  
the women's club*

3. Of all of the ideas discussed on the tour and during the Workshop presentations, which ideas are the most exciting to you?

*Step-down high rise  
connecting residential*

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



NORTH PONCE  
COMMUNITY VISION  
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# COMMUNITY SURVEY HANDS-ON SESSION, JUNE 13, 2015

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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?

2. What do you love most about the North Ponce area?

*The area has a huge potential to add to  
the character of Coral Gables in a new way.*

3. In your opinion, what aspects of the North Ponce area need the most improvement?

*The quality of the small multifamily buildings  
as well as the issue for parking.*

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open  
spaces, etc)

*Market/grocery stores, everyday uses, i.e. drycleaner, specialty  
shops, cafes*

5. What character should the North Ponce area have in the long-term  
future?

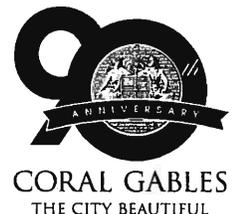
*Pockets of density/mixed use mingling w/ residential*

6. Additional Comments and Suggestions (continue on back if necessary)

*This area has a unique opportunity to adjust the  
character of the neighborhood. However I think*



## NORTH PONCE COMMUNITY VISION WORKSHOP



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

Live      Work      Neither      Other (explain)

If so, for how long?

2. What do you love most about the North Ponce area?

*Its historical connection to the city's beginning.*

3. In your opinion, what aspects of the North Ponce area need the most improvement?

*Some "tweaked" zoning*

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

*"B & Breakfast" businesses*

5. What character should the North Ponce area have in the long-term future?

*retain a mediterranean flavor*

6. Additional Comments and Suggestions (continue on back if necessary)



## NORTH PONCE COMMUNITY VISION WORKSHOP



COMMUNITY SURVEY  
HANDS-ON SESSION, JUNE 13, 2015

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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?

30 YEARS

2. What do you love most about the North Ponce area?

CONVENIENT

3. In your opinion, what aspects of the North Ponce area need the most improvement?

PARKING

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

RESIDENTIAL

5. What character should the North Ponce area have in the long-term future?

PROFESSIONAL - RESIDENTIAL

RETAIL LIMITED TO PONCE

6. Additional Comments and Suggestions (continue on back if necessary)

(SEE LIST)



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# 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.*

Walking Stop 315 Naranja (Street Name)

Pick your favorite building:

1. Circle it on your map and take a picture – tag it: #NorthPonceCommunityVision
2. Address?
3. Number of Stories? 2
4. Use? Circle one: (Apartment, Condominium, Townhouses, Office, Retail)
5. Setback? (Measure by: one step: 1 foot)
6. Frontage? (lawn, garden wall, hedge, patio, etc)
7. Are there street trees? What kind? no
8. Architectural Style? Med
9. Where is the parking? side
10. Did you see anyone walking or riding their bike in front? no
11. Are there windows facing the street? Y
12. Other comments on why you love this building: traditional low scale



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# 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.*

Historic Landmark Coral Gables Elementary (Write Name)

Take a picture and tag it #NorthPonceCommunityVision

Describe the building:

1. What color is it?

*coral*

2. What material is it made out of? (stucco, stone, wood, glass, etc)

3. What kind of roof does it have? (flat, pitched, tile, shingle, etc)

4. What style is it?

*Mediterranean*

5. What shape are the windows? (square, rectangular, circular, arched)

6. Describe the main entrance: (double doors, porch, stoop, awning, etc)

7. Is the building frequently used? What is its use?

*yes, school*

8. What is it that you love best about this building?

*historic building that has kept its purpose*



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# 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.*

Walking Stop Courtyard Building (Street Name)  
*on Novanne Ave*

Pick your favorite building:

1. Circle it on your map and take a picture – tag it: #NorthPonceCommunityVision
2. Address?
3. Number of Stories? *2 1/2*
4. Use? Circle one: (Apartment, Condominium, Townhouses, Office, Retail)
5. Setback? (Measure by: one step: 1 foot)
6. Frontage? (lawn, garden wall, hedge, patio, etc)  
*simple lawn with entrance into courtyard*
7. Are there street trees? What kind?
8. Architectural Style?  
*Mediterranean*
9. Where is the parking?  
*west side of building*
10. Did you see anyone walking or riding their bike in front?  
*walking*
11. Are there windows facing the street?  
*yes*
12. Other comments on why you love this building:
  - *middle-scale density B-units with private amenities inside*
  - *adequate + screened parking on site*



# NORTH PONCE COMMUNITY VISION WORKSHOP



# 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?

*• learning about the existing issues  
with the city's code*

2. Did you learn anything new about the North Ponce area? What did you learn?

*• newly designated historic buildings  
• new development created "by-right"*

3. Of all of the ideas discussed on the tour and during the Workshop presentations, which ideas are the most exciting to you?

*• street trees  
• new parks!!  
• changes in regulations*

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name and contact information on this page.*



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

Live     Work    Neither    Other (explain)

If so, for how long?

*4/yo*

2. What do you love most about the North Ponce area?

*Quiet*

3. In your opinion, what aspects of the North Ponce area need the most improvement?

*Transition between Ponce*

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

*live work, residential services (coffee shops)  
khan, laundries, Parks*

5. What character should the North Ponce area have in the long-term future?

*Urban residential Neighborhood*

6. Additional Comments and Suggestions (continue on back if necessary)



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- ~~bi-habitat~~
- ~~trees~~
- ~~residential services on MF2 dist -~~

Please include

- Mid Block Passes

- 71

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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 trolley      • affordable      • small, old buildings  
• walkable, grid streets      • diverse*

3. In your opinion, what aspects of the North Ponce area need the most improvement?

*• trolley improvements      • reduced parking requirements  
• street trees (shade)      • parks  
• supportive historic preservation      • sidewalks at Alhambra entrance*

4. What uses do you feel should be added to North Ponce in the future? (for example, civic uses, types of businesses, shops, housing, open spaces, etc)

*civic uses, small units*

5. What character should the North Ponce area have in the long-term future?

*a healthy mix of historic, metropolitan + modern metropolitan*

6. Additional Comments and Suggestions (continue on back if necessary)

*• temporary parks on unbuilt lots  
• trolley improvements (GPS tracker, app, shorter headway)  
• splash pad @ Ponce + Mendoza*

*+ Park @ Majorca + Selgado*



## NORTH PONCE COMMUNITY VISION WORKSHOP



*• limit tall buildings to only Ponce  
• open Elementary school street after hours  
• bike lanes on Alhambra Cir*

*• incentivize small development by reducing parking requirements*

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

Live  Work    Neither    Other (explain)

If so, for how long?

30 YEARS

2. What do you love most about the North Ponce area?

CONVENIENT

3. In your opinion, what aspects of the North Ponce area need the most improvement?

PARKING

4. What uses do you feel should be added to North Ponce in the future?  
(for example, civic uses, types of businesses, shops, housing, open spaces, etc)

RESIDENTIAL

5. What character should the North Ponce area have in the long-term future?

PROFESSIONAL - RESIDENTIAL  
RETAIL LIMITED TO PONCE

6. Additional Comments and Suggestions (continue on back if necessary)

(SEE LIST)



## NORTH PONCE COMMUNITY VISION WORKSHOP



① CULTURAL FACILITIES - I.E., ART GALLERIES - SHOULD BE EXEMPT FROM PARKING REQUIREMENTS. GALLERIES ATTEMPT TO ALTERNATE BECAUSE THEY CAN NOT EXPAND. EXEMPTION SHOULD BE TRANSFERABLE WHEN SOLED.

② PEDESTRIAN TURN-OUTS (SIDEWALK EXTENSION) BLOCK TRAFFIC. WE HAVE DOZENS OF RETAIL/SERVICE PROFESSIONAL ESTABLISHMENTS ON THE 100 BLOCK OF MADISON ST. ALL A FEW-PIECE CLATTER. WIDE PICKUPS AND LARGE TRUCKS DRIVE OVER THE SIDEWALK WHEN TURNING OFF POLE. PARTS WARE TO WAIT FOR THEM.

③ LARGE METAL ELECTRICAL BOXES ON SIDEWALKS SHOULD BE PAINTED WITH TROPICAL FLORA. LIKE THE ONES AT THE WEST PALM BEACH MALL OFF I-95.