

LET'S TELL  
*our Story.*

# NORTH PONCE COMMISSION WORKSHOP

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APRIL 12, 2016





DOUGLAS ST ENTRANCE • CORAL GABLES  
WALTER DE GARMO • PHINEAS E. PALST • DENMAN FINK • ASSOCIATE ARCHITECTS • MIAMI

# GEORGE MERRICK'S VISION

## LA PUERTA DEL SOL ~ DOUGLAS ENTRANCE



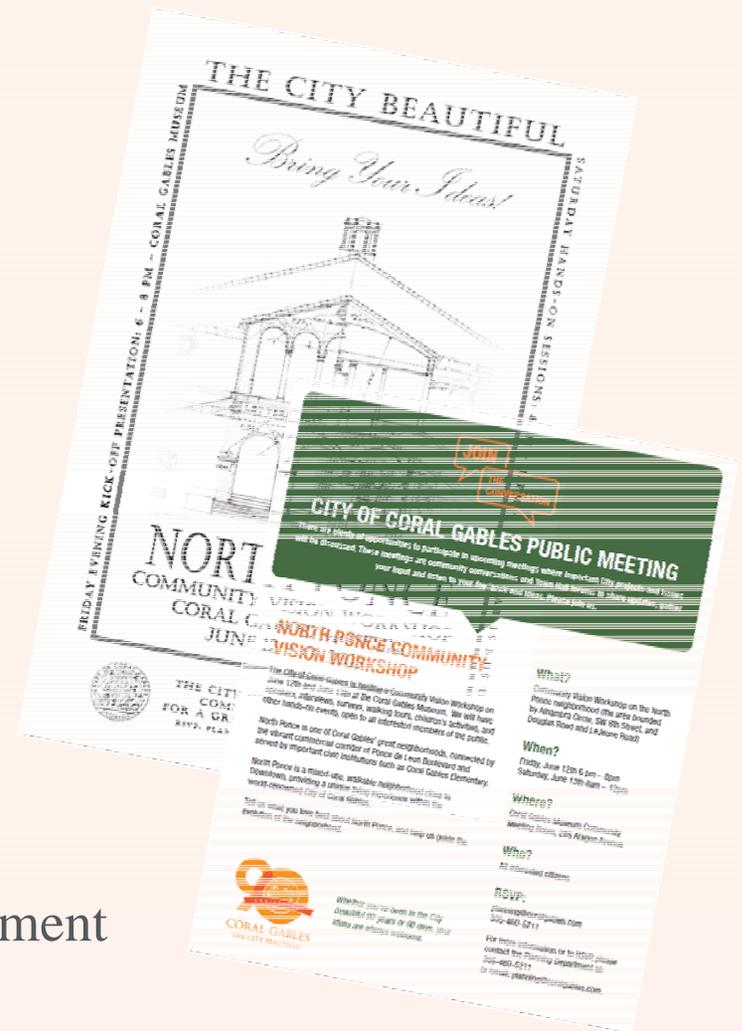
GEORGE MERRICK'S VISION  
LA PUERTA DEL SOL ~ DOUGLAS ENTRANCE



# PUBLIC NOTIFICATION



1. Special Town Hall E-News
2. Regularly Scheduled E-News
3. City Website - Upcoming Events
4. City Website - Master Calendar
5. Emails to homeowner associations
6. Flyers distributed to local businesses
7. Coral Gables TV promotion
8. Newspaper Advertisements
9. Miami Herald Neighbors Section Advertisement
10. Planning Website – North Ponce Page



# PUBLIC MEETINGS

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- 1. October 28, 2014:** Commission Discussion directing staff to study past planning efforts in North Ponce and develop a planning strategy
- 2. January 13, 2015:** City Commission Meeting: Discussion on North Ponce Study and related planning issues
- 3. June 12 – 13, 2015:** North Ponce Community Visioning Workshop
- 4. August 25, 2015:** City Commission Meeting: Discussion on North Ponce Community Visioning Workshop
- 5. October 27, 2015:** City Commission Meeting: Workshop on North Ponce Planning Action Steps
- 6. April 12, 2016:** City Commission Meeting: Discussion of Draft North Ponce Planning and Zoning Strategies



The background of the slide features a faded, semi-transparent image of a historic building with a red-tiled roof and arched windows. A tall palm tree stands in the foreground, partially obscuring the building. The overall tone is muted and historical.

# THE COMMUNITY VISION EXPRESSED IN THE WORKSHOP WAS:

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

# EXHIBIT A: NORTH PONCE PLANNING AND ZONING RECOMMENDATIONS SUMMARY

Exhibit A:

North Ponce Planning and Zoning Recommendations Summary

1. Two Zoning Overlays
  - a. North Ponce Neighborhood Conservation Overlay
  - b. North Ponce Corridor Mixed-Use Overlay

2. Planning / Preservation Studies

- a. North Ponce
  - b. Obispo-Made
3. Capital Improvements
    - a. Landscaping and
    - b. Bicycle and Pedestrian
    - c. Public Parking
  4. Community Amenities
    - a. Civic Places
    - b. Ageless Communities
    - c. Coral Gables
    - d. Incentive Housing

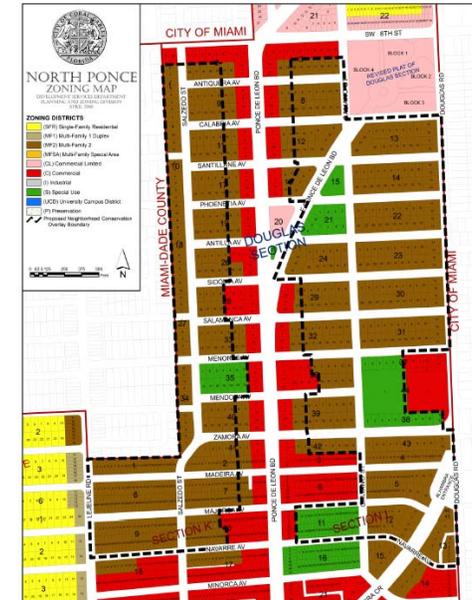
City of Coral Gables Planning and Zoning Division

**#1: Two Zoning Overlays**

**A. North Ponce Neighborhood Conservation Overlay**

1. Locally-Designated Historic Buildings: Preservation Benefits Package
  - a. Additional Permitted Uses:
    - i. Bed and Breakfast
    - ii. Home Office
    - iii. Live-work (ground floor)
  - b. Additional Conditional Uses:
    - i. Pre-school and School
  - c. Parking
    - i. Parking waivers available from HPB
    - ii. Payment in-lieu program
    - iii. Remote parking program
    - iv. Discounted rate to lease evening parking spaces in City-owned lots
  - d. Economic Incentives
    - i. Tax
    - ii. Ad
  - e. Signage
    - i. Fre
  - f. Additions/Alterations
    - i. Res
    - ii. Den
    - iii. app
    - iv. Hor
2. Pre-1964 Buildings
  - a. Staff Review
    - i. Add
    - ii. Fro
    - iii. Site
    - iv. Den
  - b. Benefits
    - i. Res
    - ii. Den
    - iii. app
    - iv. Hor

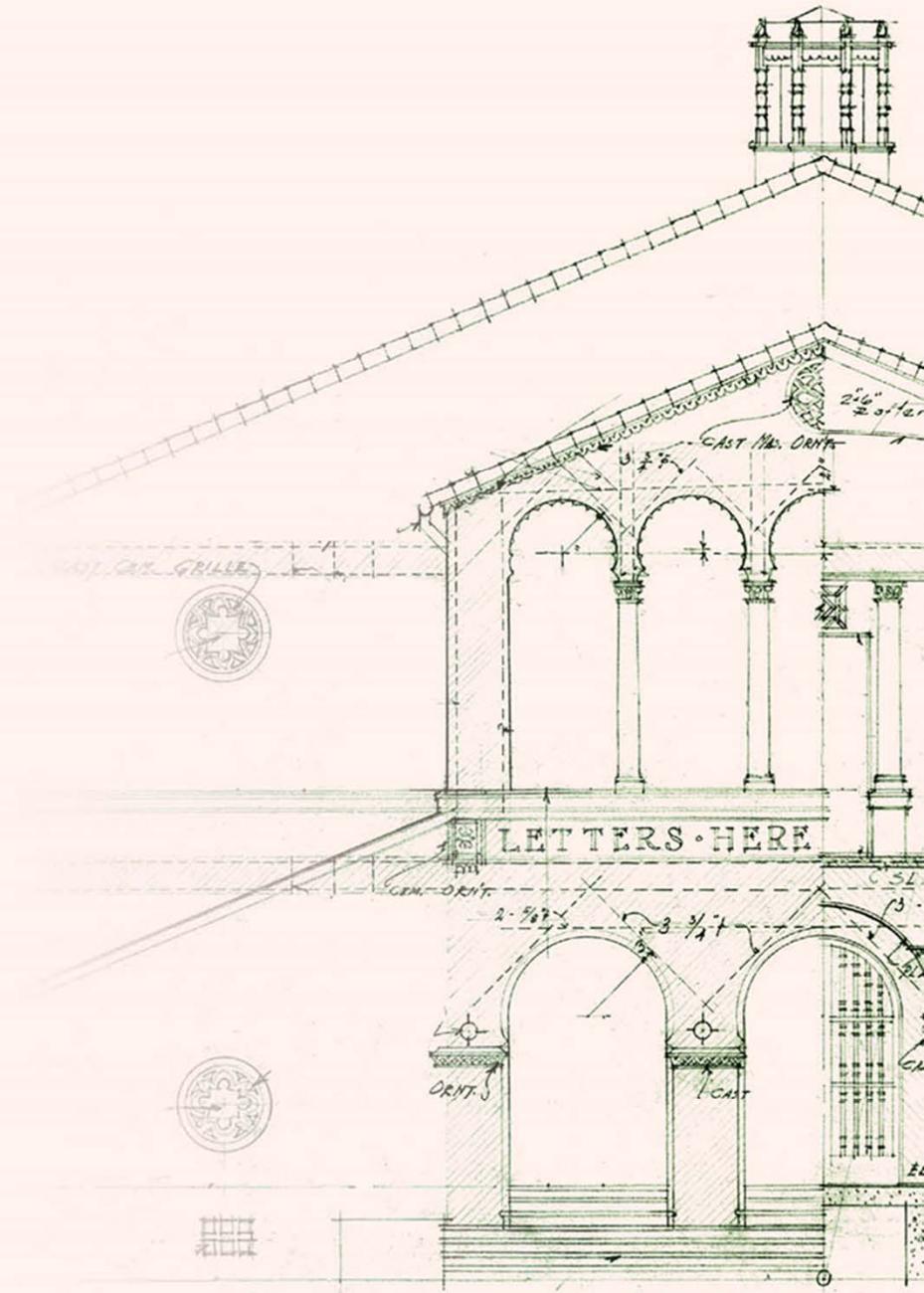
City of Coral Gables Planning and Zoning Division



Proposed Boundary Map of North Ponce Neighborhood Conservation Overlay

City of Coral Gables Planning and Zoning Division

# ANALYSIS



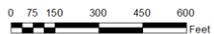
FRONT ELEVATION

1/4" SCALE DETAIL OF

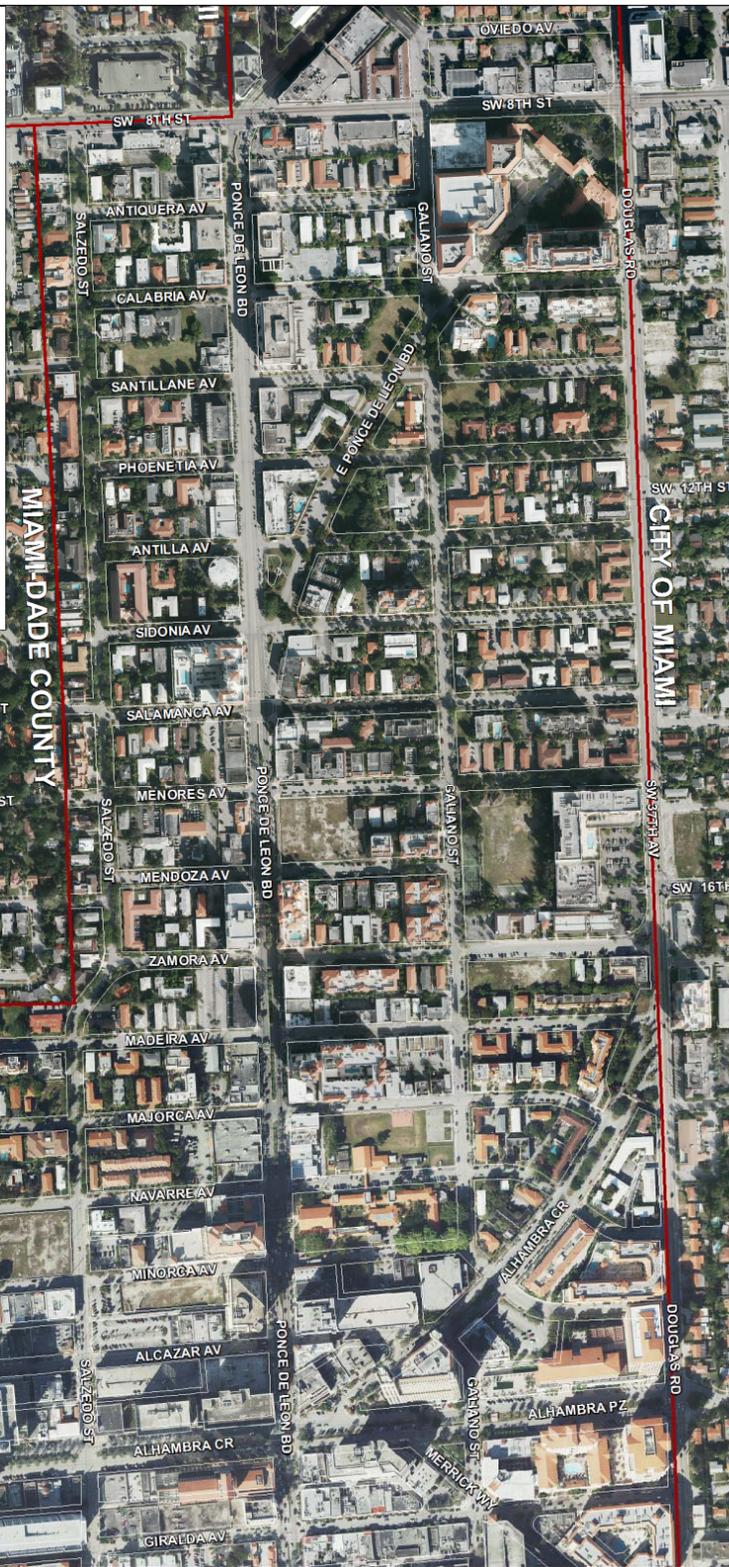


# NORTH PONCE AERIAL

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
JUNE 2015



CORAL GABLES  
THE CITY BEAUTIFUL

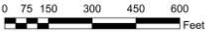


# NORTH PONCE BUILDING FOOTPRINTS

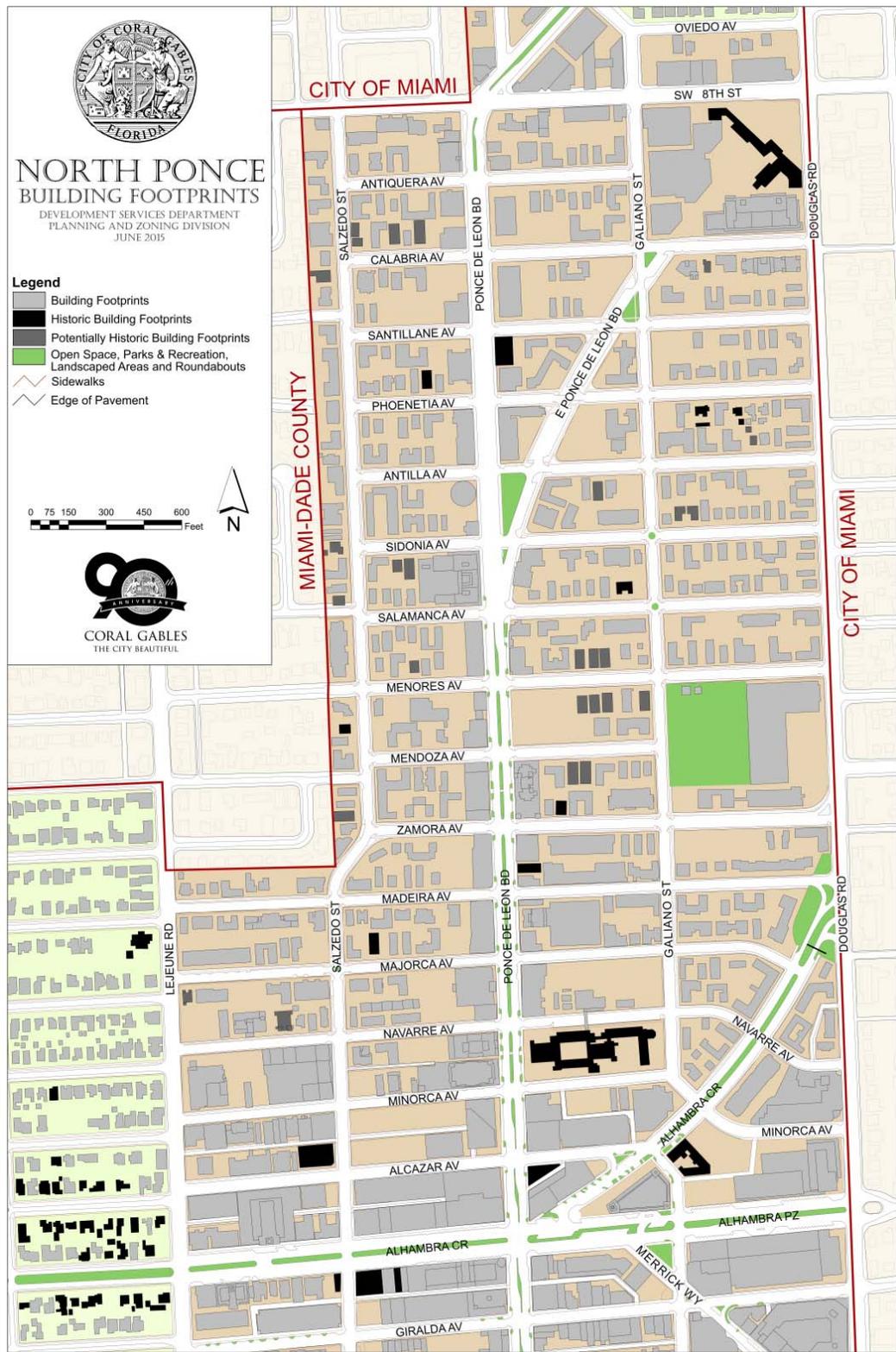
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
JUNE 2015

### 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





Vacant Lots  
Assembled for  
Large-Scale  
Development

Park Space  
Opportunities

Large-Scale  
Mixed-Use  
Buildings



Civic Space  
Opportunities

Large-Scale  
Apartment  
Buildings

Traditional  
Courtyard  
Apartments

Vacant Lots  
Assembled for  
Large-Scale  
Development



Park Space  
Opportunities

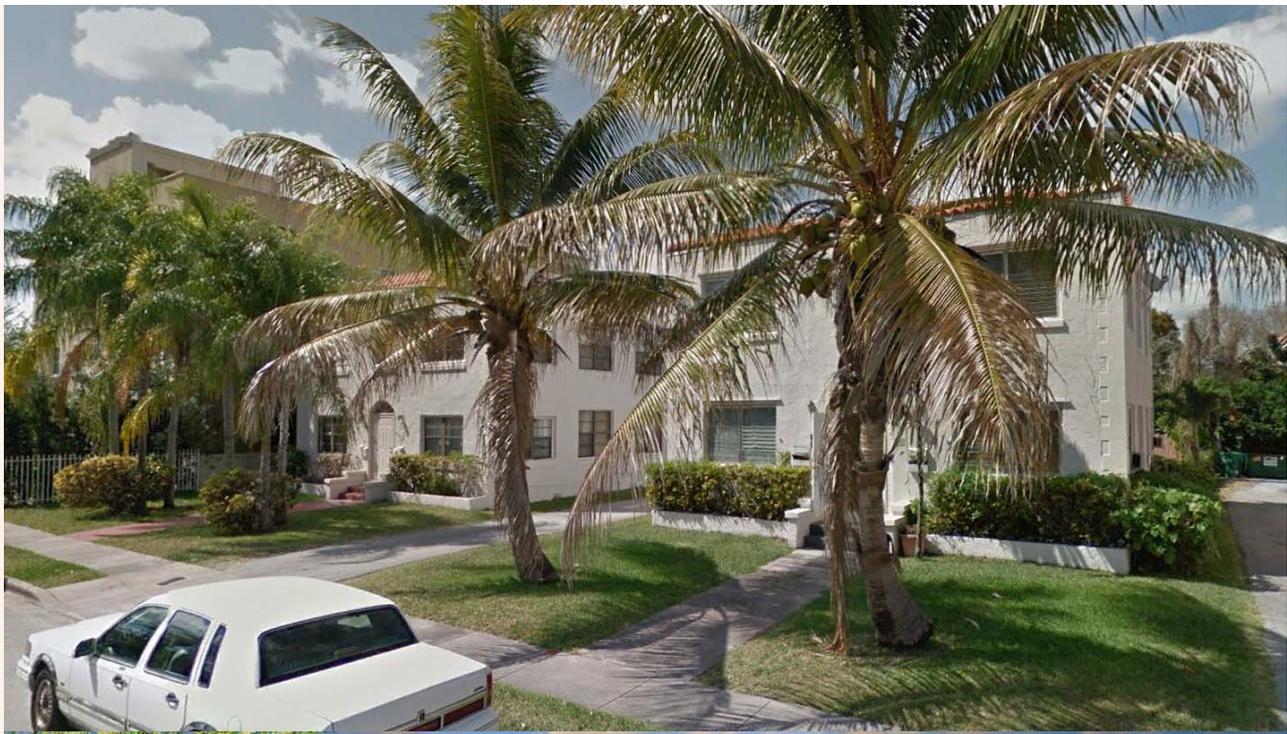
Large-Scale  
Mixed-Use  
Buildings

Civic Space  
Opportunities

Large-Scale  
Apartment  
Buildings

Traditional  
Courtyard  
Apartments





# MAKING NORTH PONCE BETTER

- *Conserve the garden character of neighborhood avenues*
- *Provide economic incentives to preserve historic buildings*
- *Improve existing parks and create new open spaces*
- *Fill in missing street trees to provide shade for pedestrians*
- *Foster partnerships with schools and other civic places*
- *Shape large – scale development on Ponce de Leon Blvd*
- *Conceal parking garages from view from Ponce de Leon Blvd*

# PLANNING AND ZONING STRATEGIES

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*1. Two Zoning Overlays*

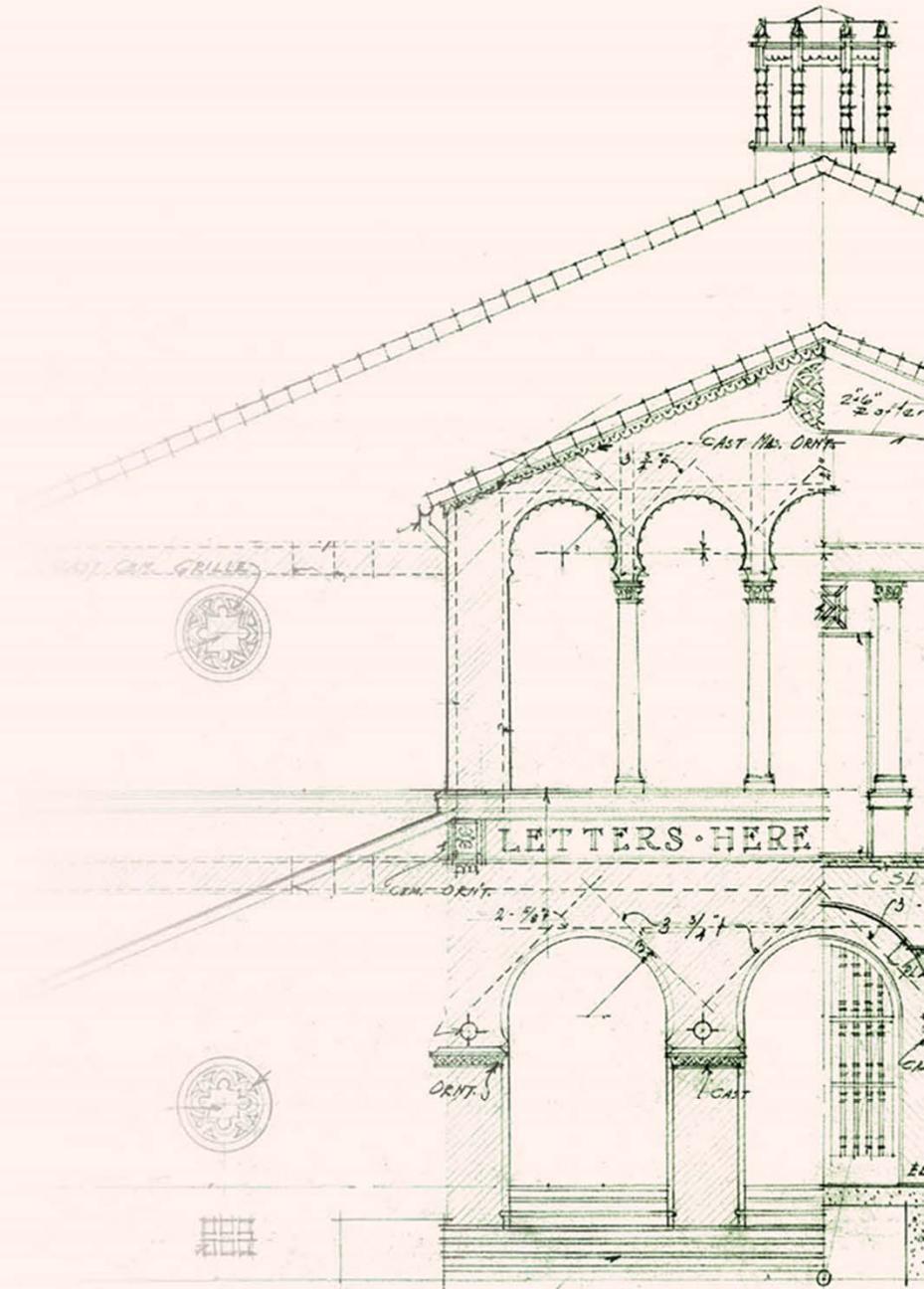
*2. Planning / Preservation Studies*

*3. Capital Improvements*

*4. Community Amenities*

# #1

## TWO ZONING OVERLAYS

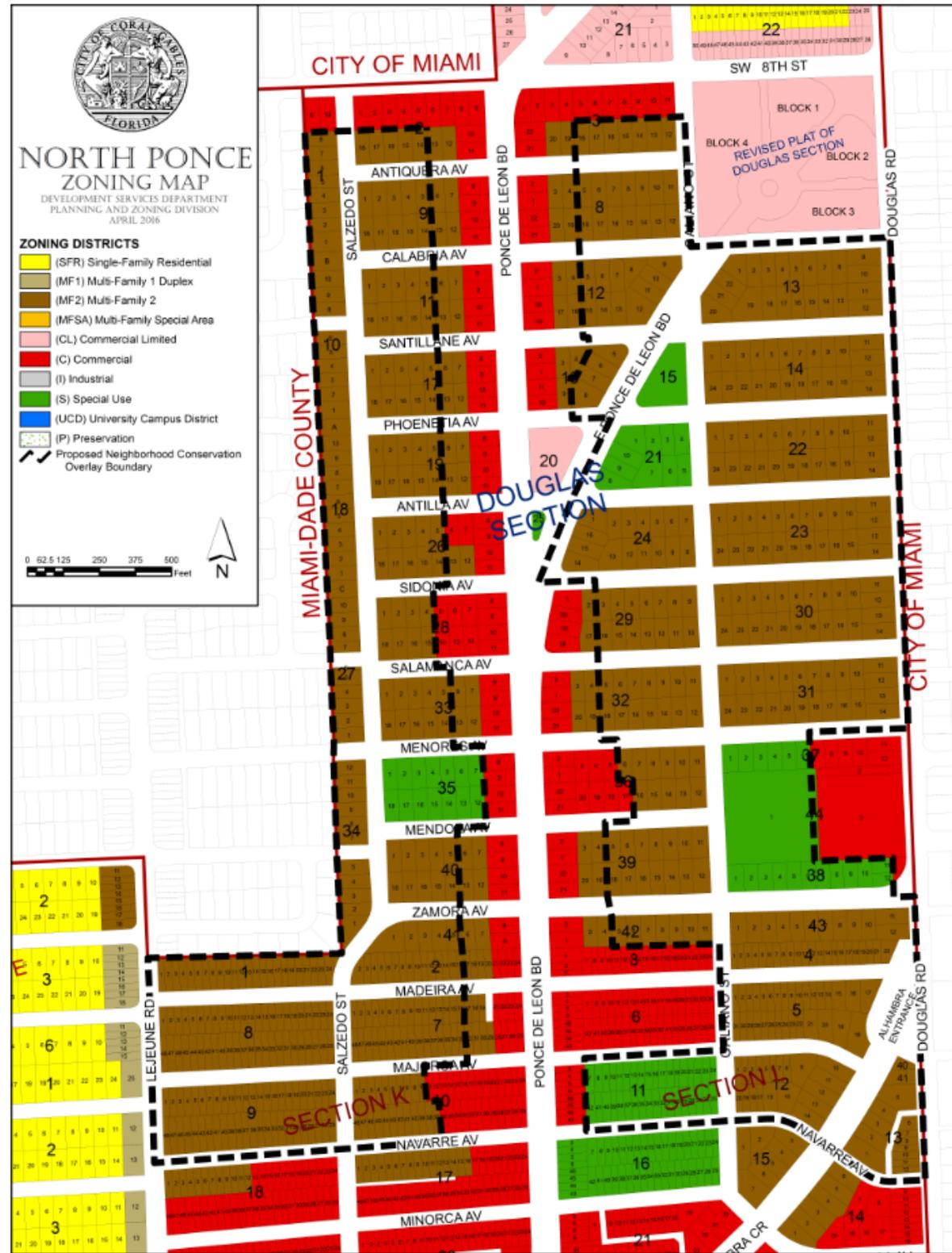


FRONT ELEVATION

1/4" SCALE DETAIL OF



# NORTH PONCE NEIGHBORHOOD CONSERVATION OVERLAY



# NORTH PONCE NEIGHBORHOOD CONSERVATION OVERLAY

1. **Historic Buildings:** *Historic Designation Benefits Program*
2. **Pre-1964 Buildings:** *Staff Review of Modifications for Neighborhood Compatibility; Benefits*
3. **Small Buildings:** *Modified Standards to be Compatible with Original Building Typologies*
4. **Special Use Properties**
5. **Modified Landscape Standards**
6. **Tree Protection**
7. **Modified Driveway / Parking Standards**



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# DESIGNATION BENEFITS

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## **Additional Uses:**

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

## **Parking**

- *Parking waivers*
- *Payment in-lieu program*
- *Remote parking program*
- *Discounted public parking rate*

## **Economic Incentives:**

- *TDR Sending Site*
- *Ad Valorem Tax Exemption*

## **Signage**

- *Free-standing signs permitted*

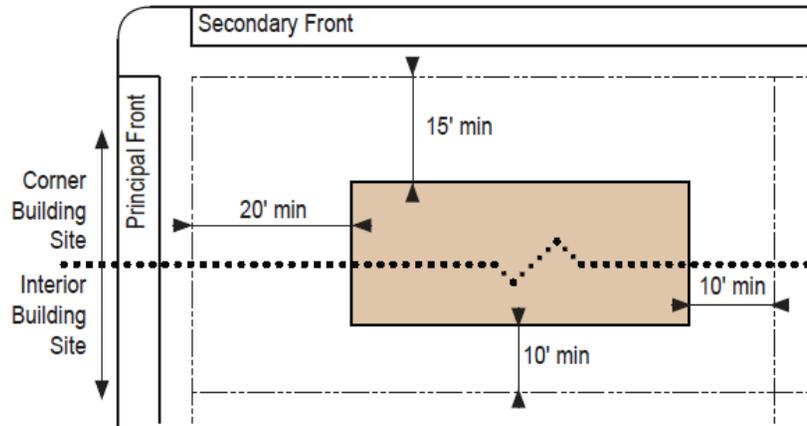
## **Development**

- *Additions / Expansions*
- *Density / FAR / Lot coverage / Open Space / Parking waivers*



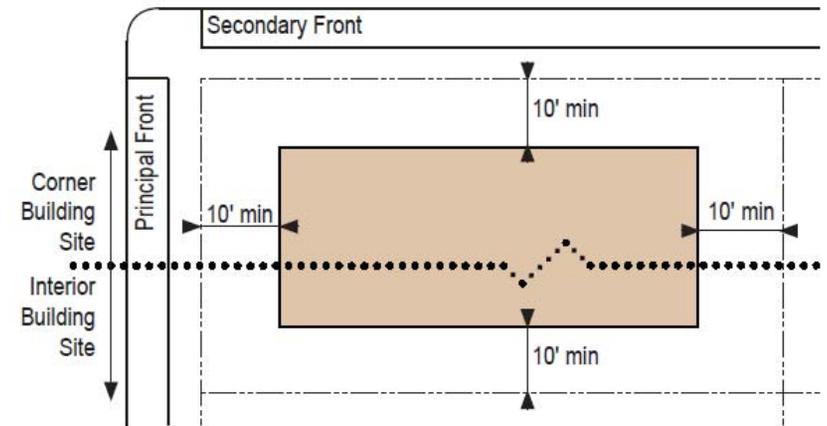
# CURRENT ZONING SETBACKS AND PARKING

Building Placement

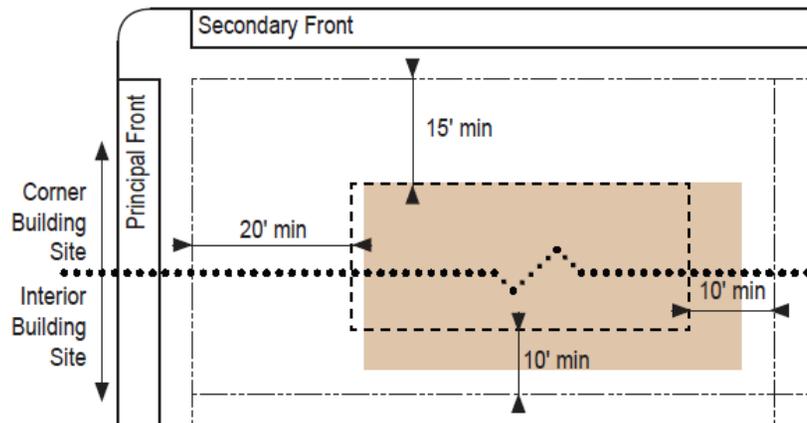


# CONSERVATION OVERLAY SETBACKS AND PARKING

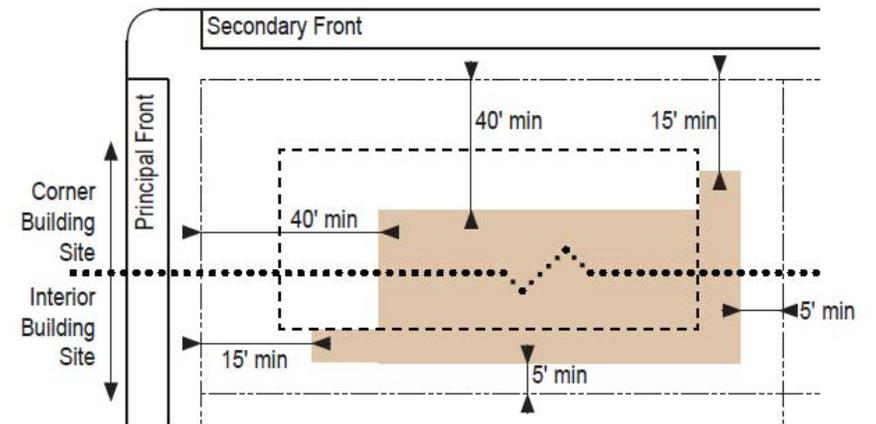
Building Placement



Parking Placement

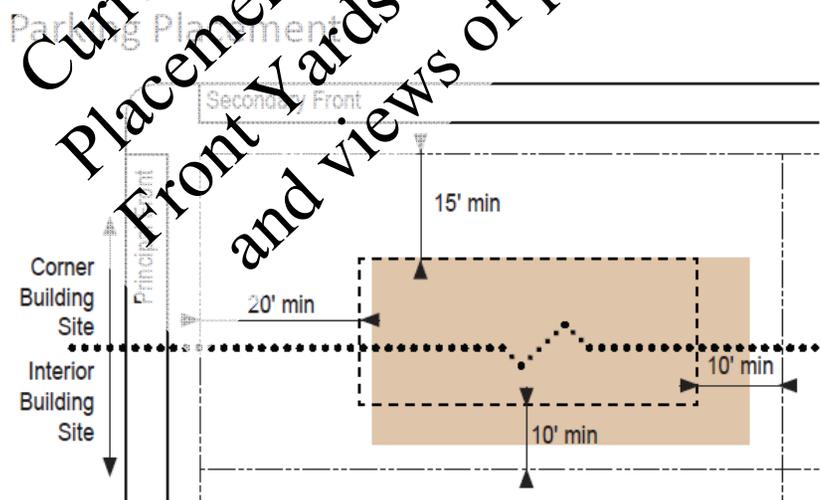
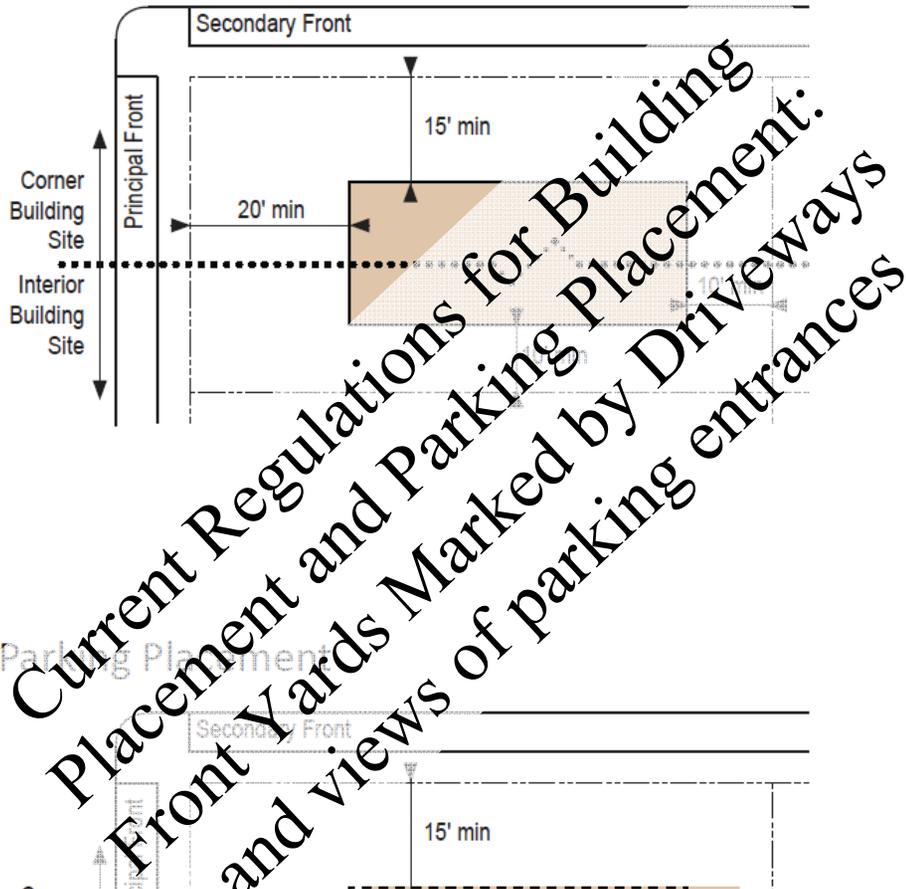


Parking Placement - Surface Lot



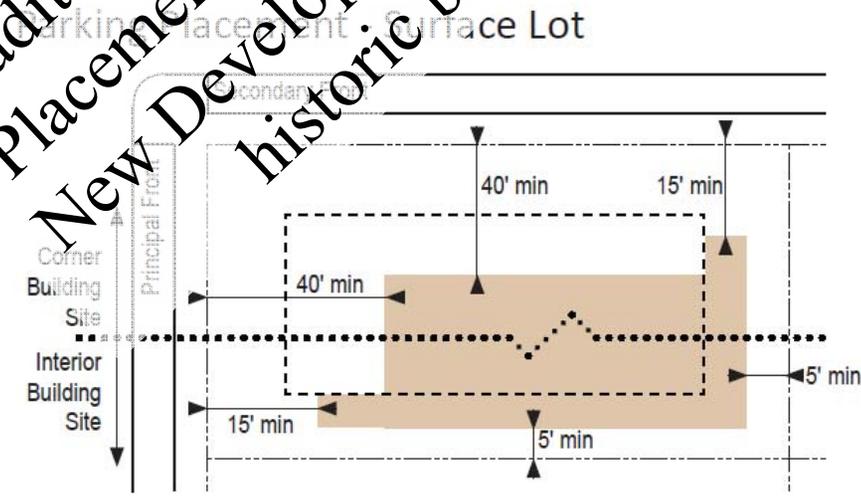
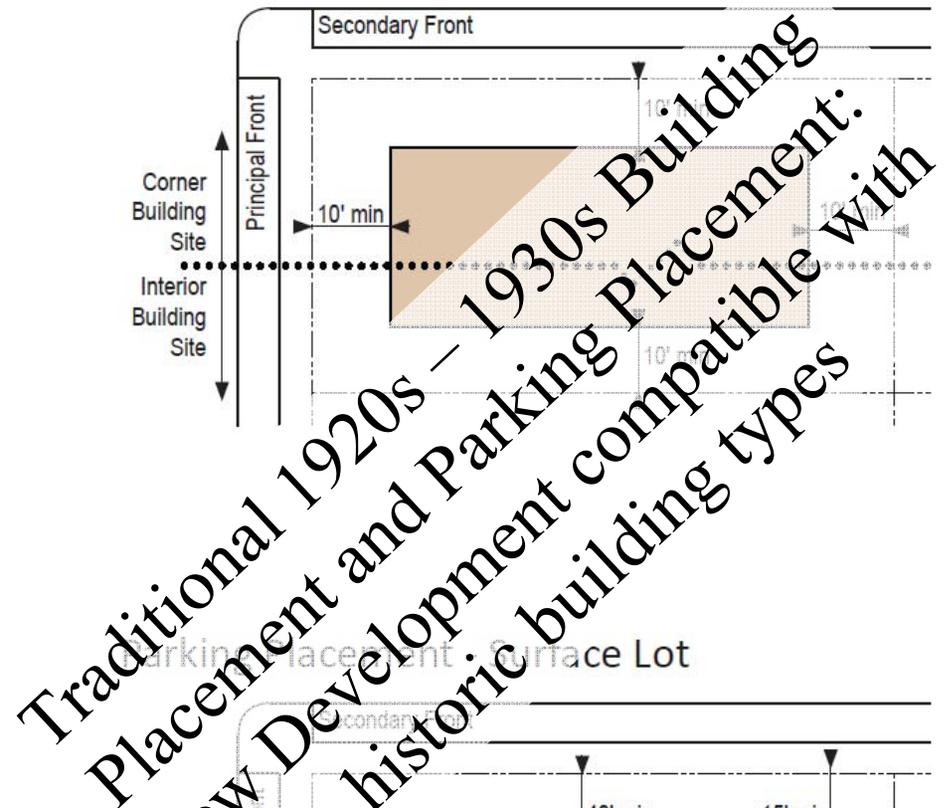
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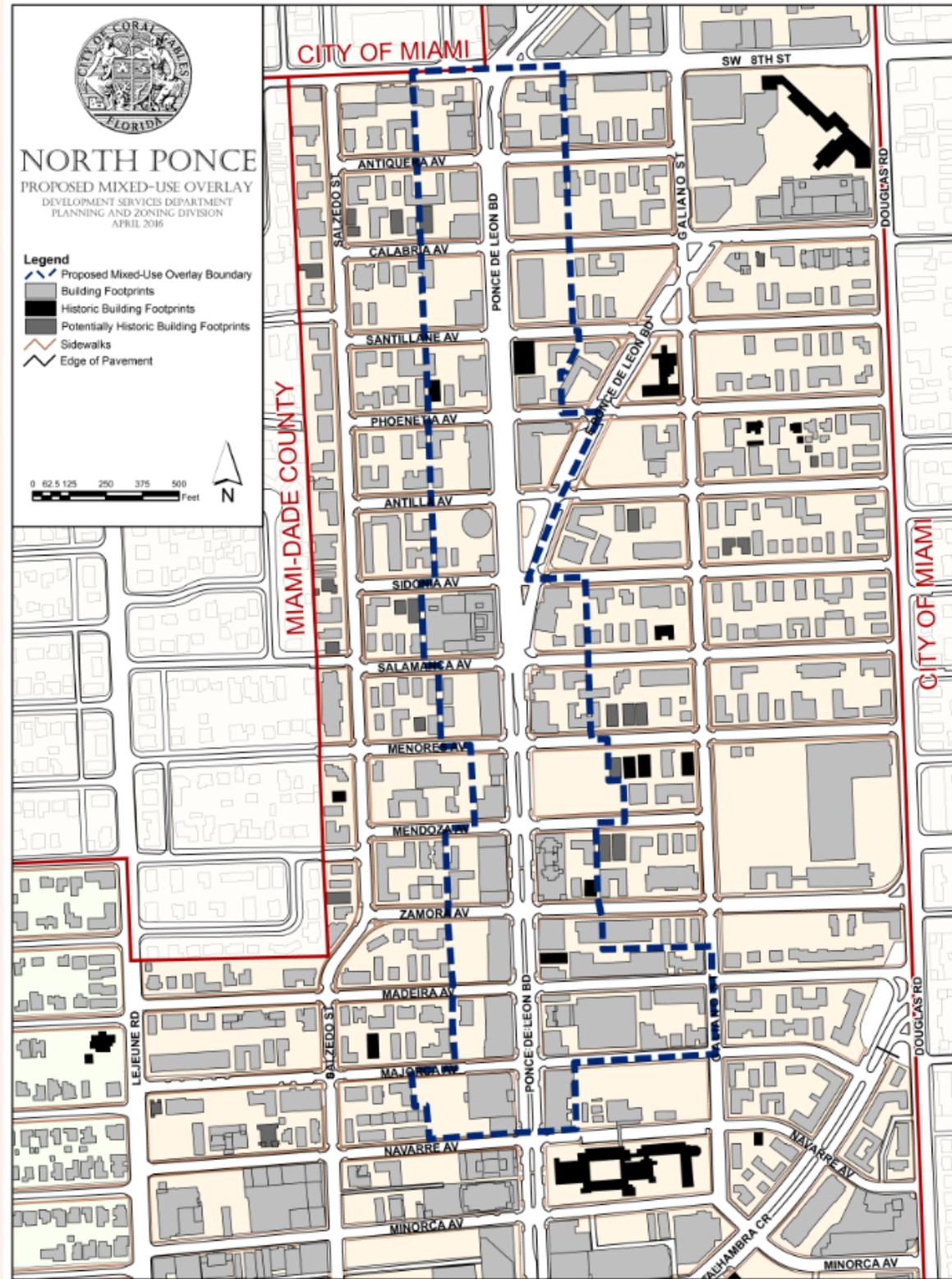


# CONSERVATION OVERLAY SETBACKS AND PARKING

Building Placement



# NORTH PONCE MIXED-USE OVERLAY

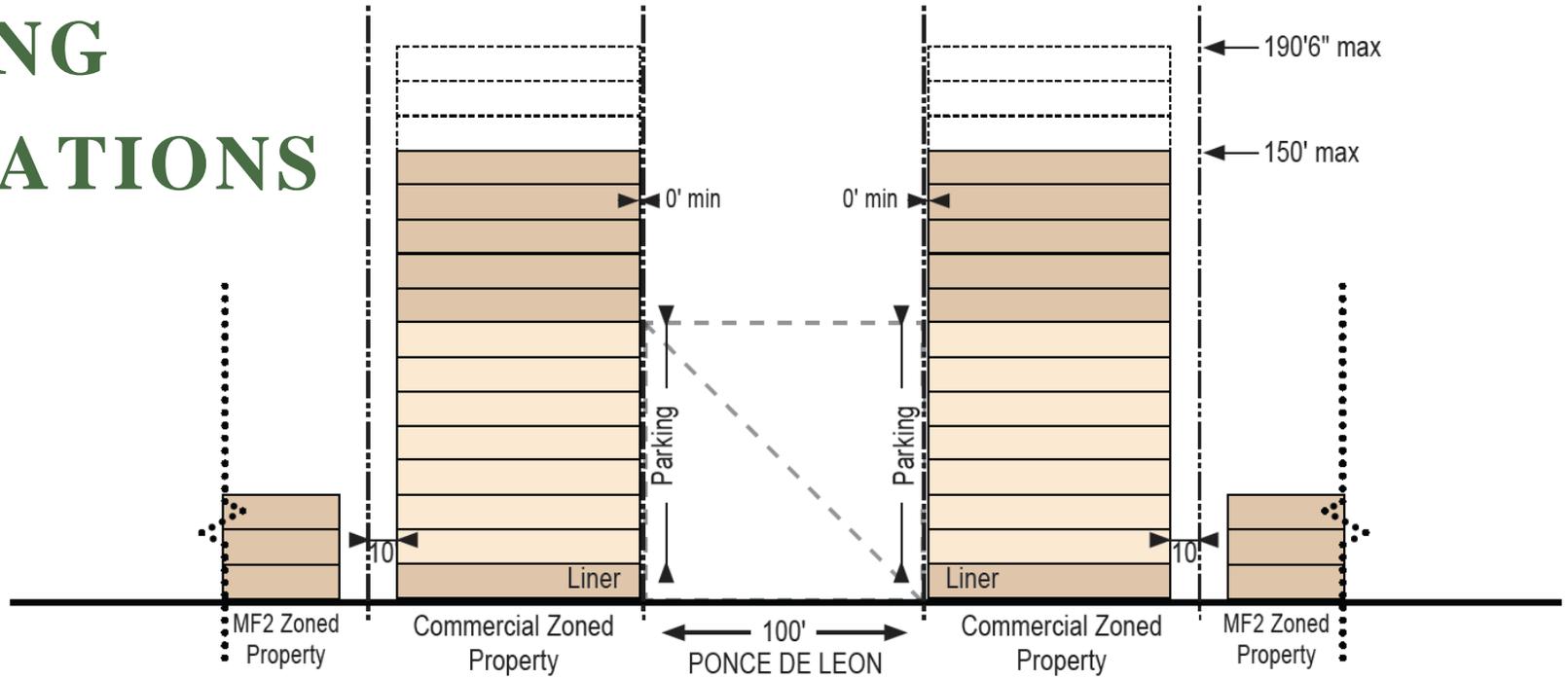




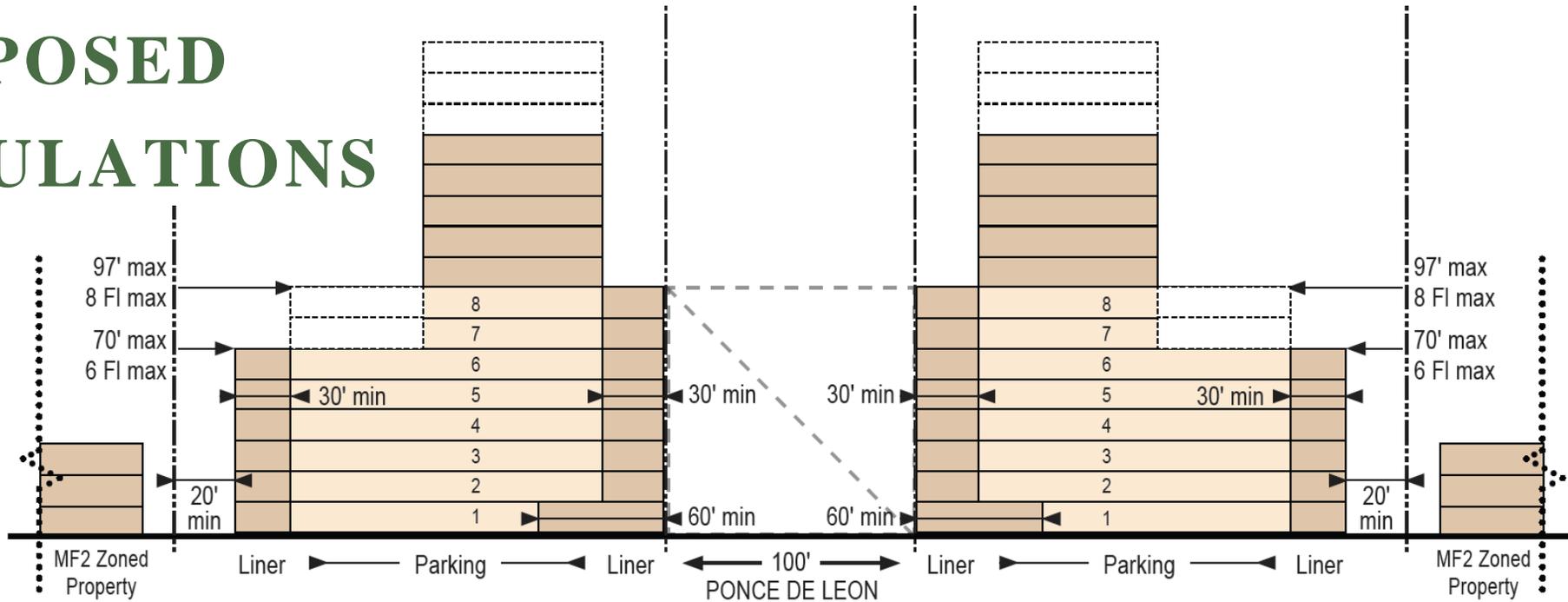
# NORTH PONCE MIXED-USE OVERLAY

1. **Large-Scale New Construction:**  
*Modified Development Standards*
2. **Small-Scale New Construction:**  
*Modified Development Standards*

# EXISTING REGULATIONS

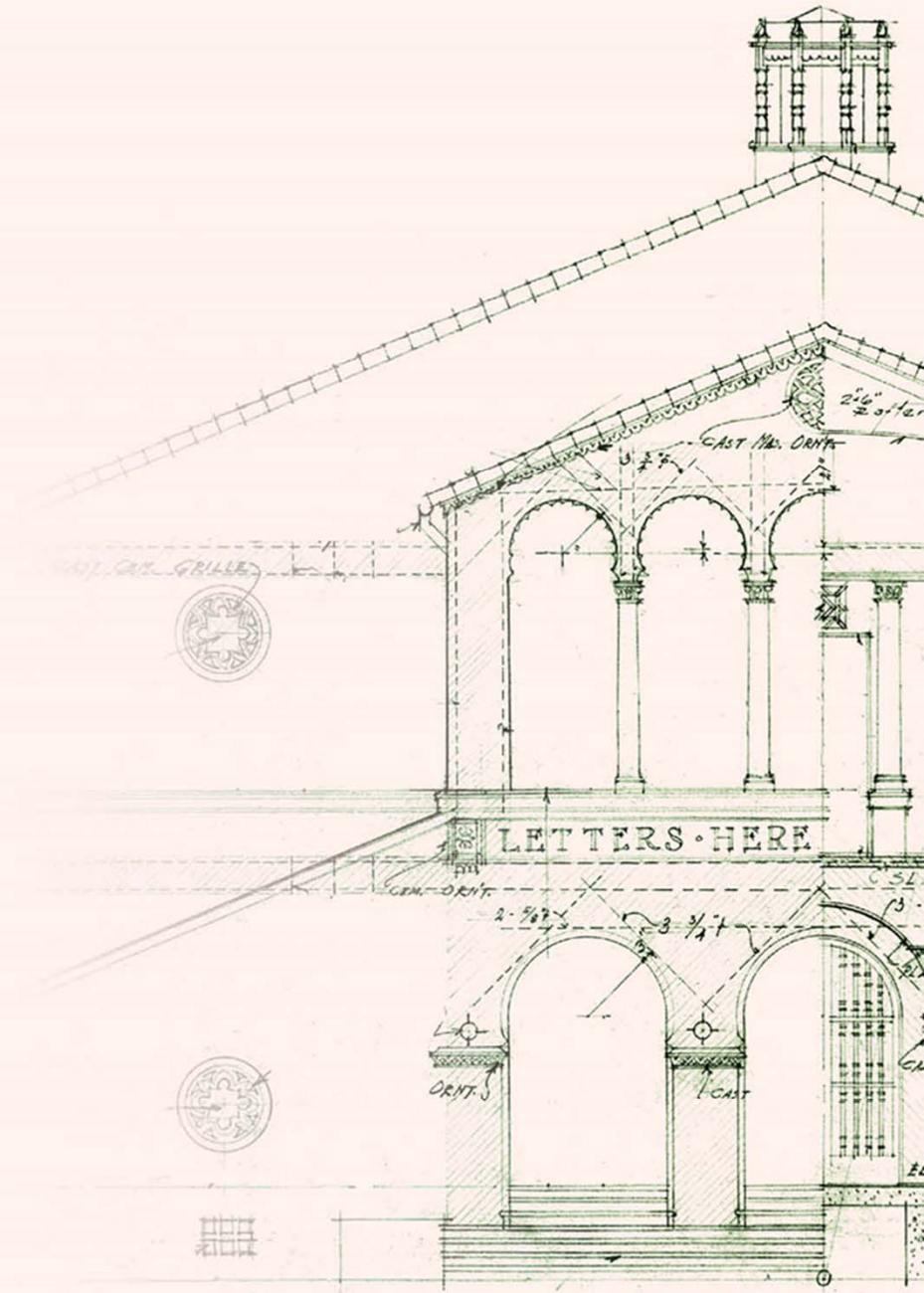


# PROPOSED REGULATIONS



#2

PLANNING /  
PRESERVATION STUDIES



FRONT ELEVATION

1/4" SCALE DETAIL OF

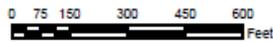


# NORTH PONCE

HISTORIC PROPERTIES  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
OCTOBER 2015

### Legend

- Building Footprints
- Historic Building Footprints
- Potentially Historic Building Footprints
- Sidewalks
- Edge of Pavement



CORAL GABLES  
THE CITY BEAUTIFUL

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

NAVARRA AV

MIAMI-DADE COUNTY

CITY OF MIAMI

SALZEDO ST

PONCE DE LEON BD

GALIANO ST

DOUGLAS RD

E PONCE DE LEON BD

LEJEUNE RD

SALZEDO ST

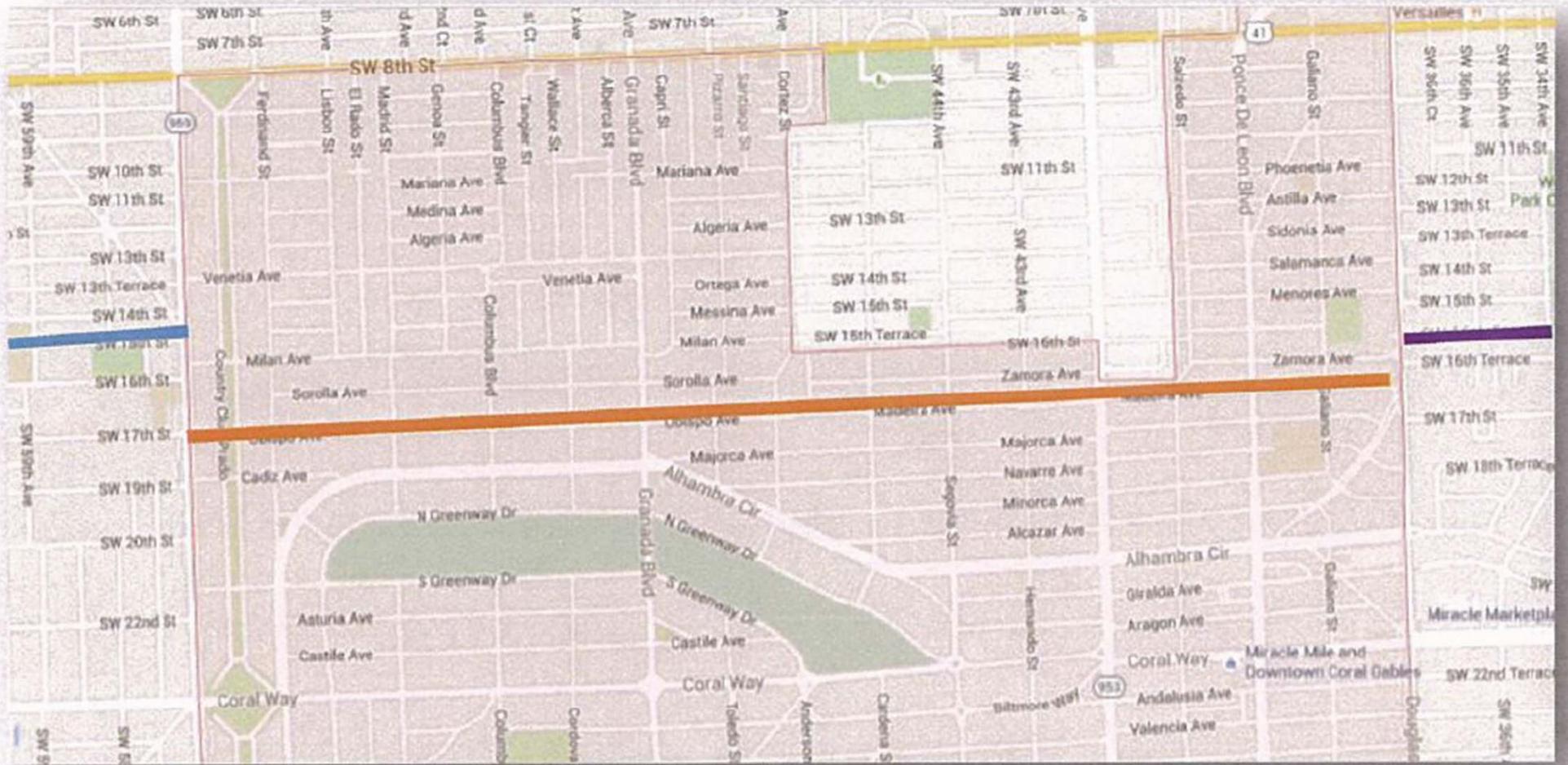
PONCE DE LEON BD

GALIANO ST

DOUGLAS RD

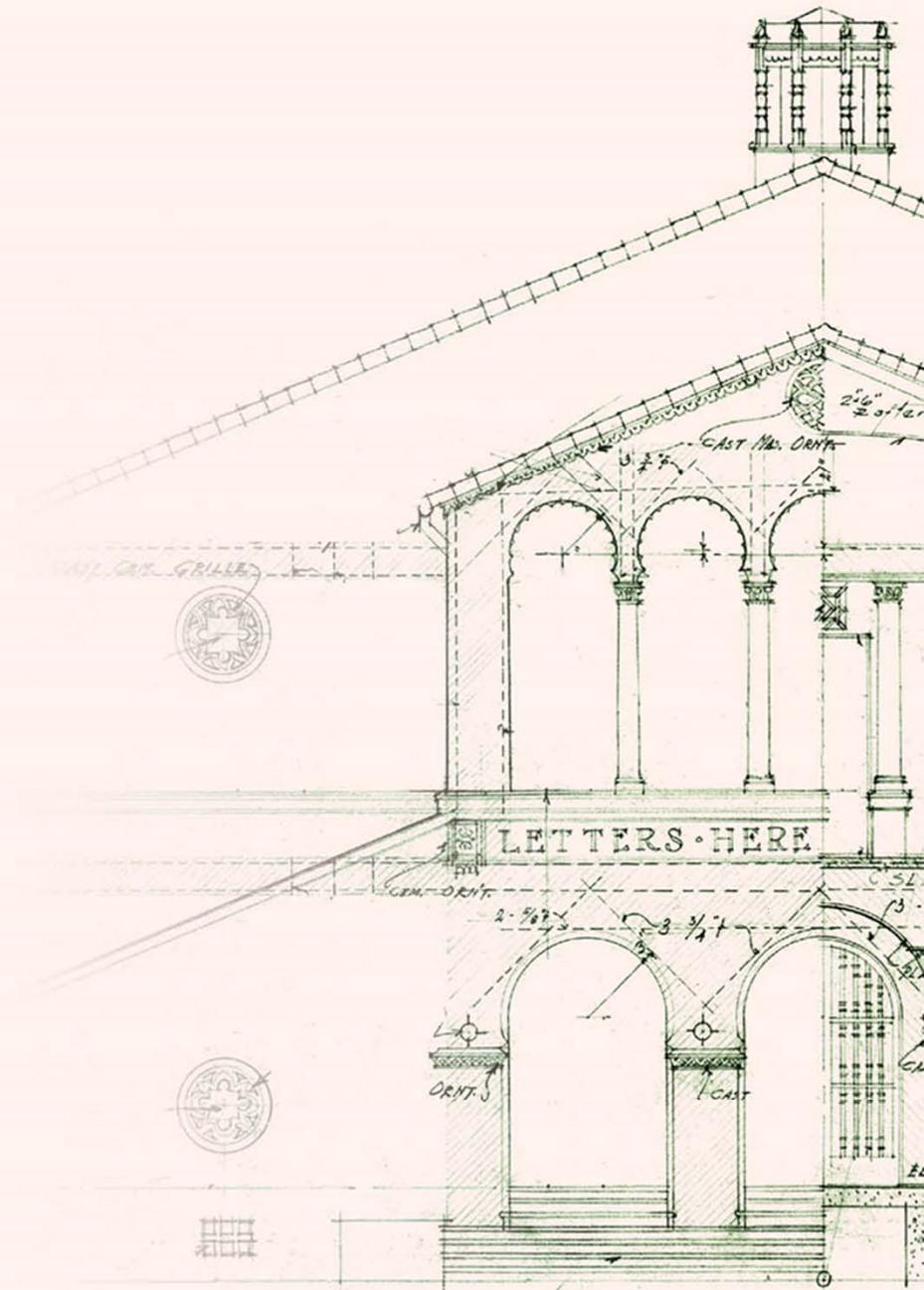
NAVARRA AV

# Obispo - Madeira Bicycle - Pedestrian Route



#3

CAPITAL  
IMPROVEMENTS



FRONT ELEVATION

1/4" SCALE DETAIL OF

# CAPITAL IMPROVEMENTS

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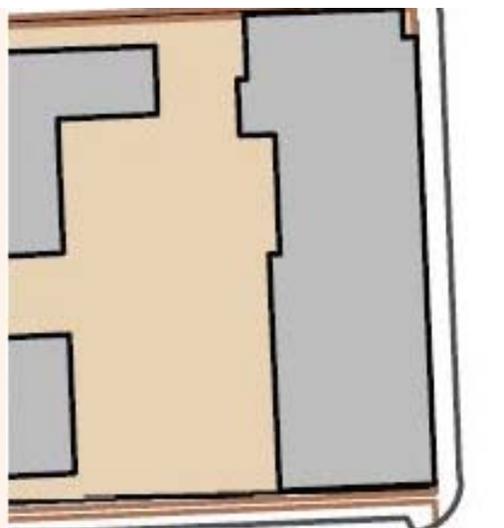
## **1. Landscaping and Open Space**

- *Parks Acquisition*
- *Tree Succession Plan*
  - a. Alhambra Circle – Fill in missing Royal Poinciana*
  - b. Madeira, Majorca, Navarre*
  - c. Portions of Zamora, Mendoza, Menores*

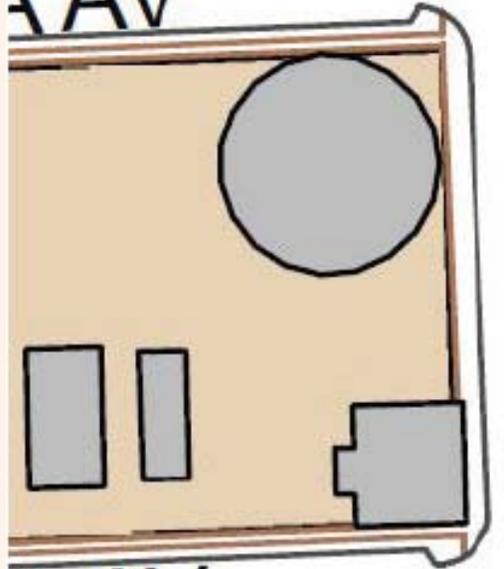
## **2. Bicycle and Pedestrian Mobility**

- *ADA Intersection Improvements*
- *Alhambra Circle / Alhambra Plaza Bike Lanes*

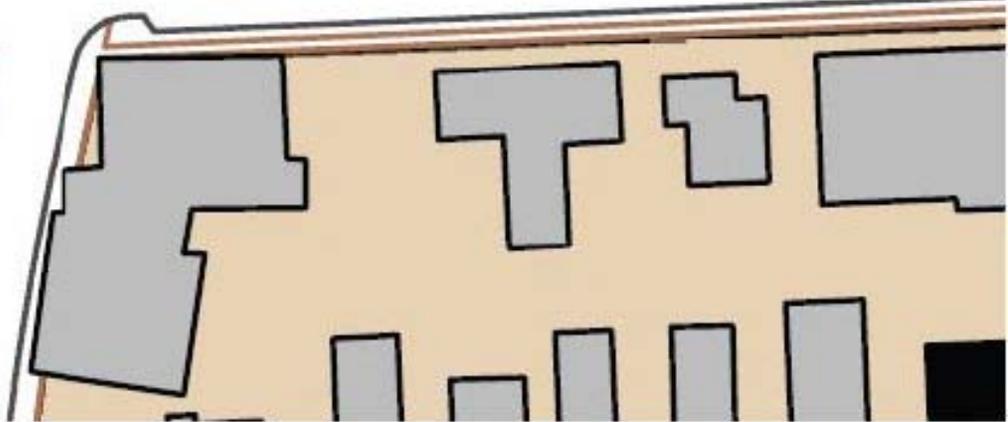
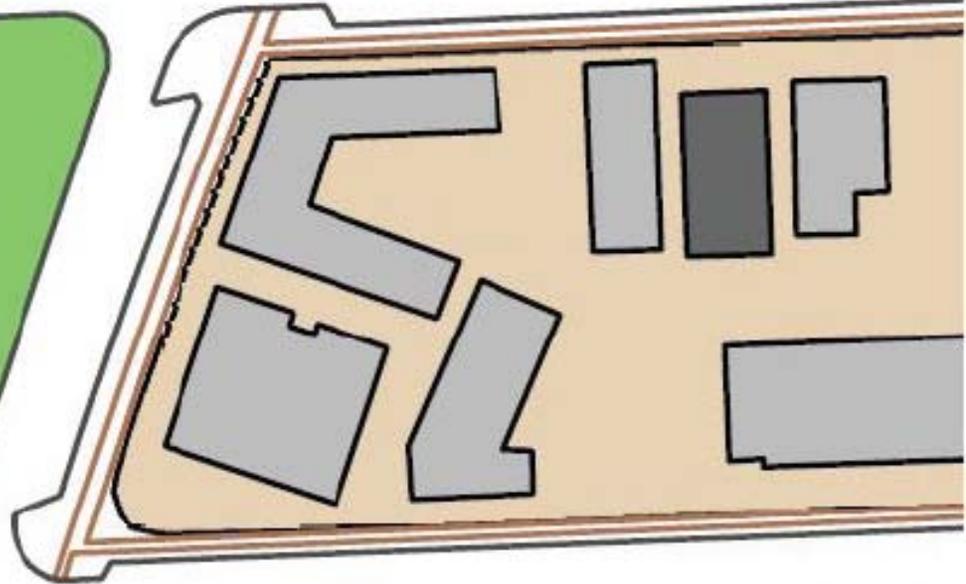
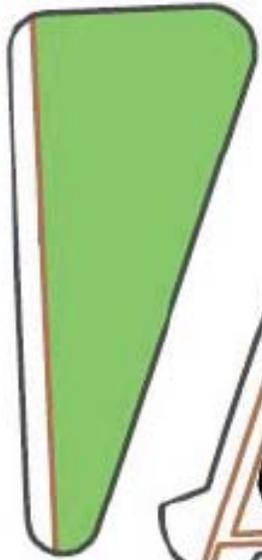
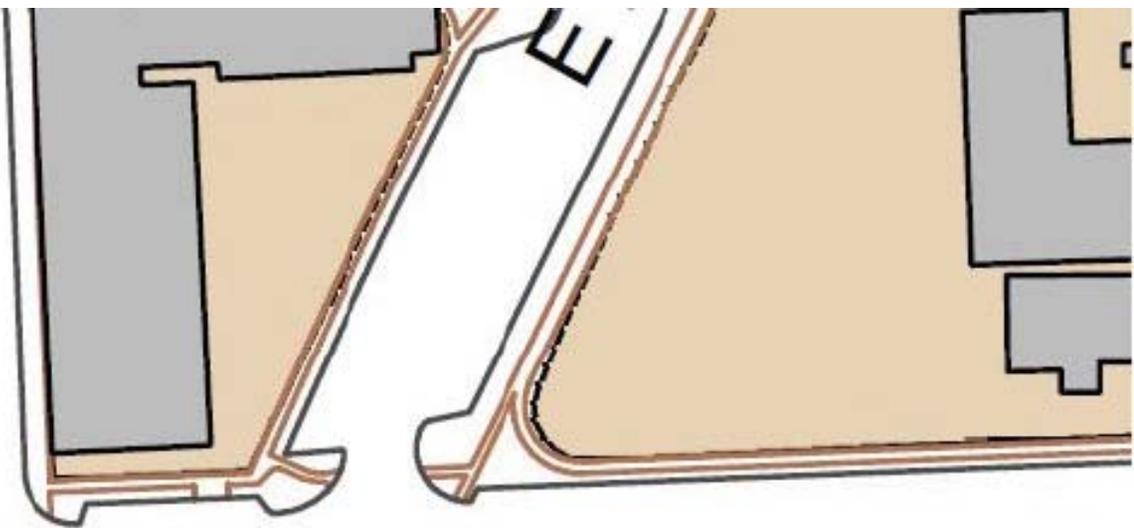
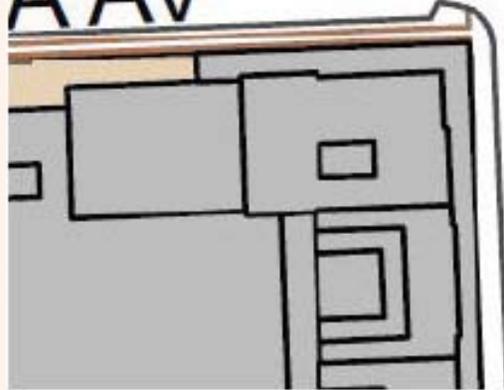
## **3. Public Parking**

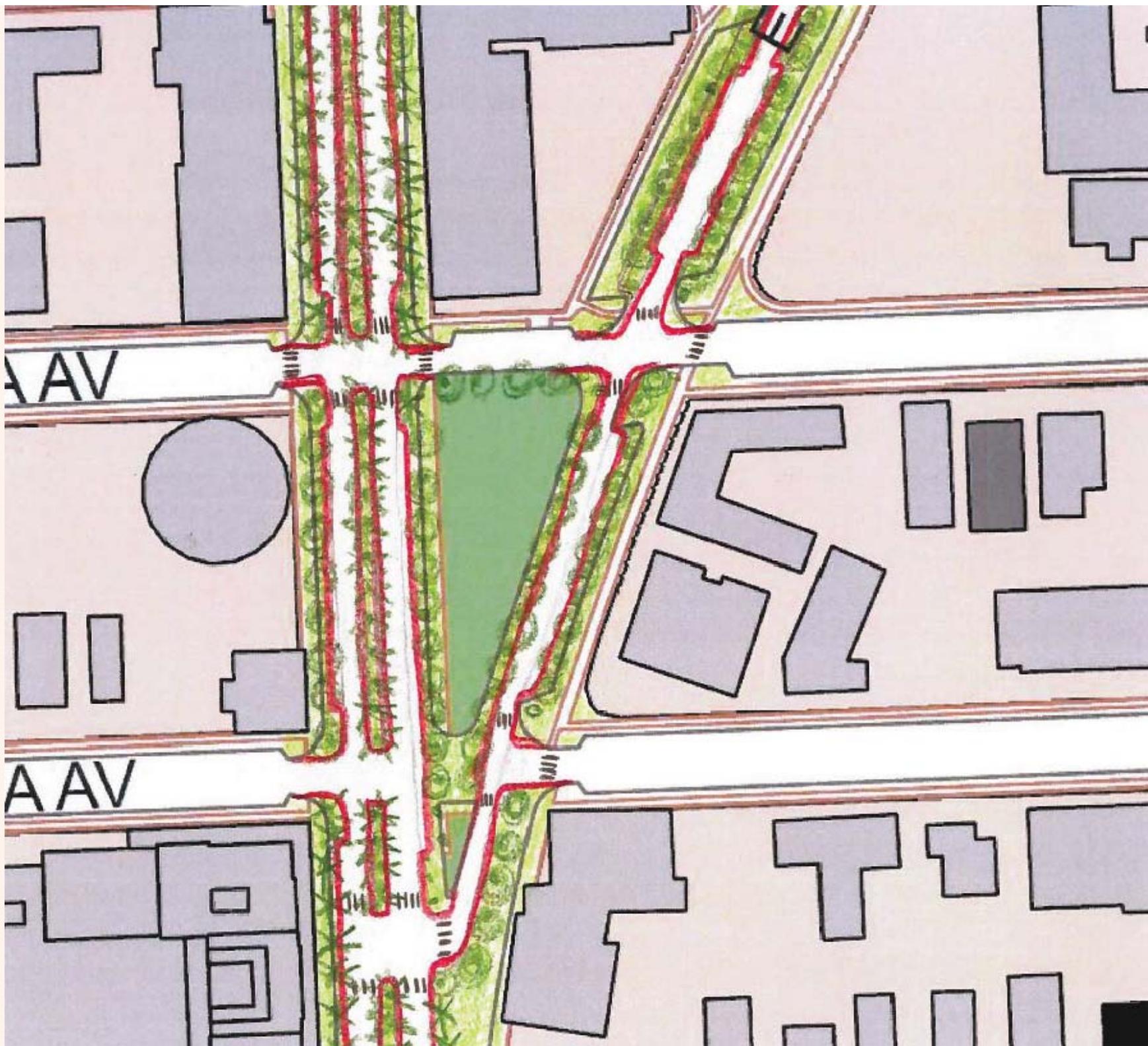


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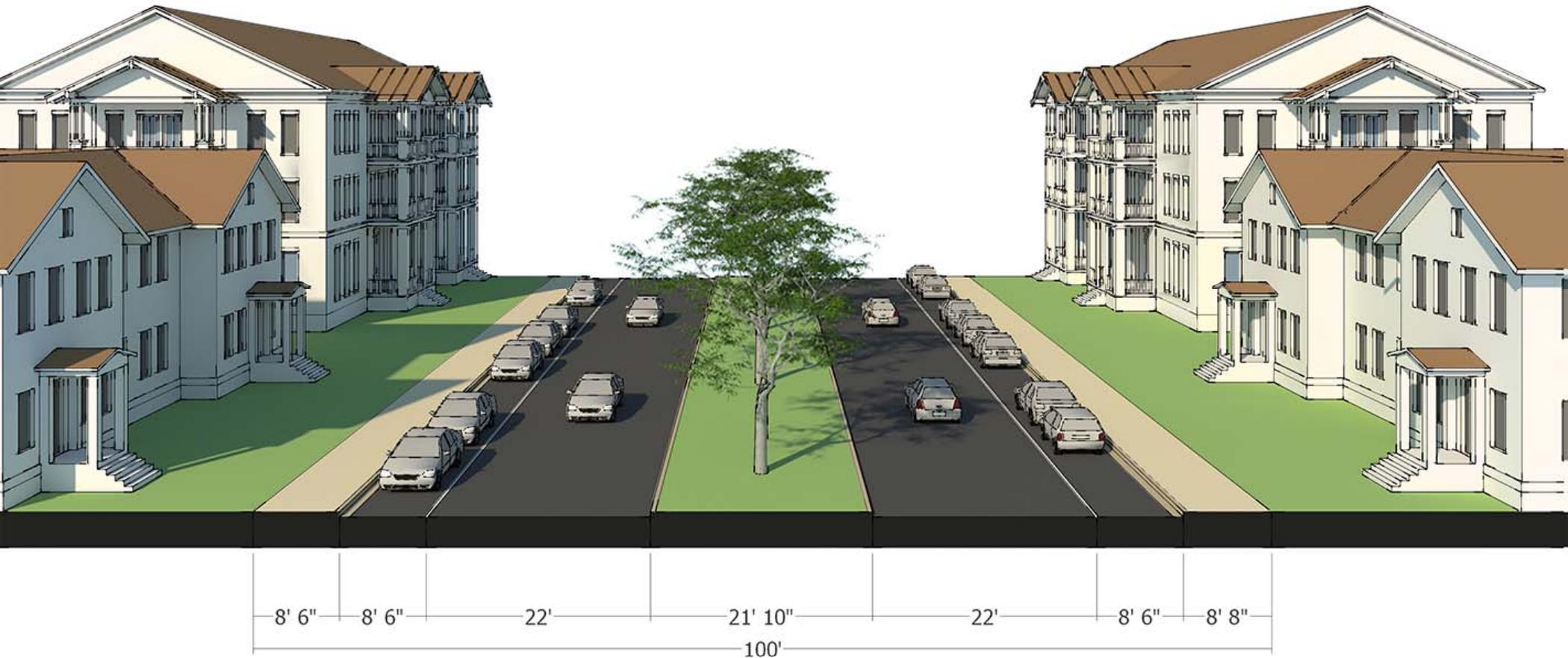
AAV





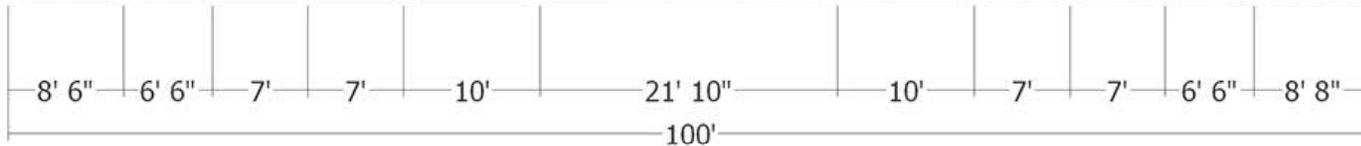


# Existing Street Design



ALHAMBRA CIRCLE BICYCLE FACILITIES  
KENNETH AND JENNIFER GARCIA,  
RESIDENTS AND WORKSHOP PARTICIPANTS

# Proposed Street Design

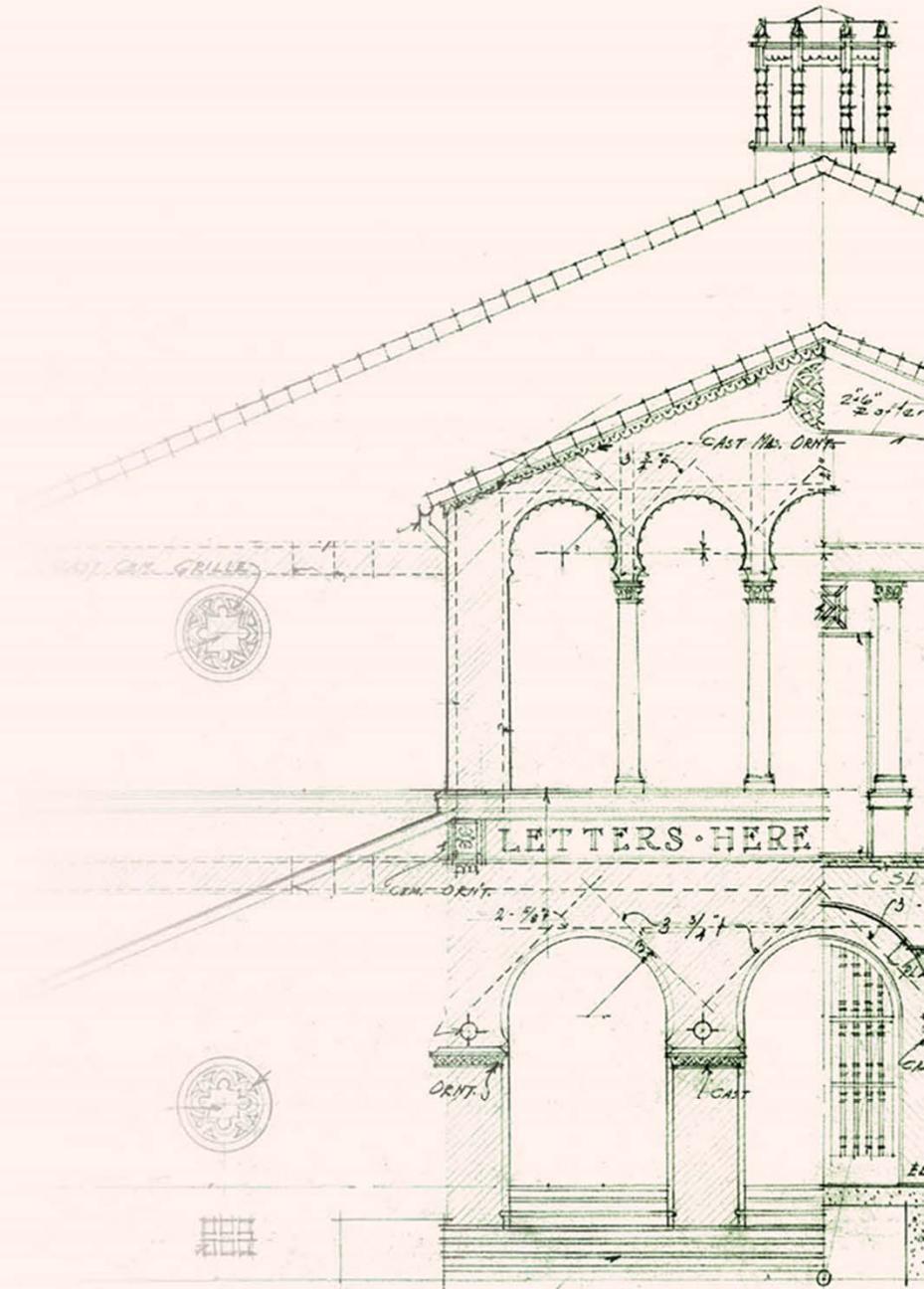


ALHAMBRA CIRCLE BICYCLE FACILITIES  
KENNETH AND JENNIFER GARCIA,  
RESIDENTS AND WORKSHOP PARTICIPANTS



#4

COMMUNITY  
AMENITIES



FRONT ELEVATION

1/4" SCALE DETAIL OF

# COMMUNITY AMENITIES

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## **1. Civic Places**

*Establish neighborhood partnerships with Women's Club, Churches, Coral Gables Prep, Douglas Entrance*

## **2. Ageless Community Programs**

*Safe walking routes to trolley, grocery, parks, Pet support services, Social Services, Coordinate with AARP*

## **3. Coral Gables Preparatory Academy: Centerpiece of a Neighborhood**

*Bicycle / pedestrian accessibility, neighborhood use of school facilities, establish mentorship program*

## **4. Incentive Housing for Teachers**



LET'S TELL  
*our Story.*

# NORTH PONCE COMMISSION WORKSHOP

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APRIL 12, 2016

