

Staff led a walking tour of a typical block in North Ponce, and invited participants to observe those physical features of the street and the buildings that they liked, and those features that could be improved. A Walking Tour Worksheet and an area map was provided to aid in the tour. Following the tour, Staff led an interactive discussion using typical images of the neighborhood. Staff also presented the draft planning strategies to obtain feedback on the current state of the neighborhood and the opportunities for the future. Participants provided numerous ideas through spoken comments and written surveys.

Memorandum Attachments

Attached to this memorandum are the materials from the Community Planning Meeting:

Attachment A: April 12, 2016 City Commission Cover Memorandum, Draft North Ponce Planning Strategies, May 5, 2016 Community Planning Meeting powerpoint, and Community Planning Meeting Surveys (packet distributed to Community Planning Meeting participants)

Attachment B: North Ponce Community Planning Meeting Sign-in Sheet

Attachment C: North Ponce Community Planning Meeting Event Photos

Attachment D: North Ponce Community Planning Meeting Community Feedback



City of Coral Gables
CITY COMMISSION MEETING
April 12, 2016

ITEM TITLE:

Discussion Item. North Ponce Planning and Zoning Strategies

DEPARTMENT HEAD RECOMMENDATION:

Discussion. This is a Commission preview of strategies that implement the recommendations of the 2015 North Ponce Community Visioning Workshop. Staff is seeking initial direction on proposed Zoning Code amendments, Planning Studies, Capital Improvements, and Community Programs, to be presented for discussion at a future community workshop.

BRIEF HISTORY:

North Ponce is one of Coral Gables' most promising neighborhoods, as one of the only places in South Florida where affordable apartment living meets high quality of life and world-class amenities. North Ponce is an attractive destination for young professionals, retirees and working families who choose to live within a lushly-landscaped, low-scale apartment community within walking distance to schools, parks, transit, shops and restaurants.

The City of Coral Gables has collaborated with North Ponce stakeholders for many years to determine ways to protect and enhance the special character of the 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.

Over the past few months, Staff has developed a series of planning and zoning strategies that implement the policy recommendations from the Workshop. These strategies are broken into four categories:

1. Two Zoning Overlays

- a. North Ponce Neighborhood Conservation Overlay
- b. North Ponce Corridor Mixed-Use 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
- b. Ageless Community Programs
- c. Coral Gables Preparatory Academy: Centerpiece of a Neighborhood
- d. Incentive Housing for Teachers

A summary of the proposed North Ponce Planning and Zoning Strategies is provided as Exhibit A. A copy of the powerpoint presentation of North Ponce Planning and Zoning Strategies is provided as Exhibit B.

APPROVED BY:

Assistant Department Director	City Attorney	City Manager

EXHIBIT(S):

- A. North Ponce Planning and Zoning Strategies Summary
- B. North Ponce Planning and Zoning Strategies Powerpoint Presentation 04.12.16

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 Apartment Buildings Local Thematic Historic District
- b. Obispo-Madeira Bicycle-Pedestrian Route Study

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4. Community Amenities

- a. Civic Places
- b. Ageless Community Programs
- c. Coral Gables Preparatory Academy: Centerpiece of a Neighborhood
- d. Incentive Housing for Teachers

#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. Transfer of Development Rights Sending Site
 - ii. Ad Valorem Tax Exemption for Rehabilitation
- e. Signage
 - i. Free-standing signs permitted for schools, bed and breakfasts and live-work.
- f. Additions / Expansions
 - i. Rear additions and new construction of auxiliary buildings at rear of property
 - ii. Density / FAR / Lot coverage / Open Space / Parking waivers available for approved additions and construction of auxiliary buildings

2. Pre-1964 Buildings

- a. Staff Review of Modifications for Neighborhood Compatibility
 - i. Additions
 - ii. Front Façade Alterations
 - iii. Site Work – landscape, driveways, parking, fences and walls
 - iv. Demolition
- b. Benefits
 - i. Rear additions and new construction of auxiliary buildings at the rear of the property permitted
 - ii. Density / FAR / Lot coverage / Open Space / Parking / Setback waivers available for approved additions and construction of auxiliary buildings
 - iii. Home Office permitted

3. Small Buildings: Modified standards to be compatible with original building typologies

- a. Can be applied to qualifying existing buildings, additions, and new construction.
- b. Ground Area Coverage increased from 45% to 50%
- c. Building Site
 - i. Maximum building site of 20,000 sf
- d. Building Square Footage
 - i. Maximum building square footage of 7,500 square feet
- e. Building Height
 - i. 45' and 3 stories maximum
- f. Setbacks adjusted to reflect original building typologies:
 - i. Front: reduced from 20' minimum to 10' minimum
 - ii. Side Street: reduced from 15' minimum to 10' minimum
- g. Parking Placement adjusted to reflect original building typologies:
 - i. Parking street setback increased from 20' minimum to 40' minimum
 - ii. Driveways limited to a maximum of one driveway per 100' of street frontage
- h. Parking Relief Program
 - i. Payment in-lieu program
 - ii. Remote parking program

4. Special Use Properties:

- a. Encourage Preschool / School Uses in local Churches, Douglas Entrance, and other locations within walking distance of Coral Gables Preparatory Academy and the Coral Gables Trolley.
- b. Allow temporary banners and signage for community events.

5. All Properties:

a. Uses.

- i. Assisted Living Facilities shall be a conditional use.

b. Landscape Standards

- 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 open space, with the exception of driveway areas and walkways.
- iii. Open-air, landscaped courtyards that front the street are encouraged.
- iv. Pavement and hardscape features are discouraged in the front yard and in courtyards that are visible from the street.

c. Tree Protection

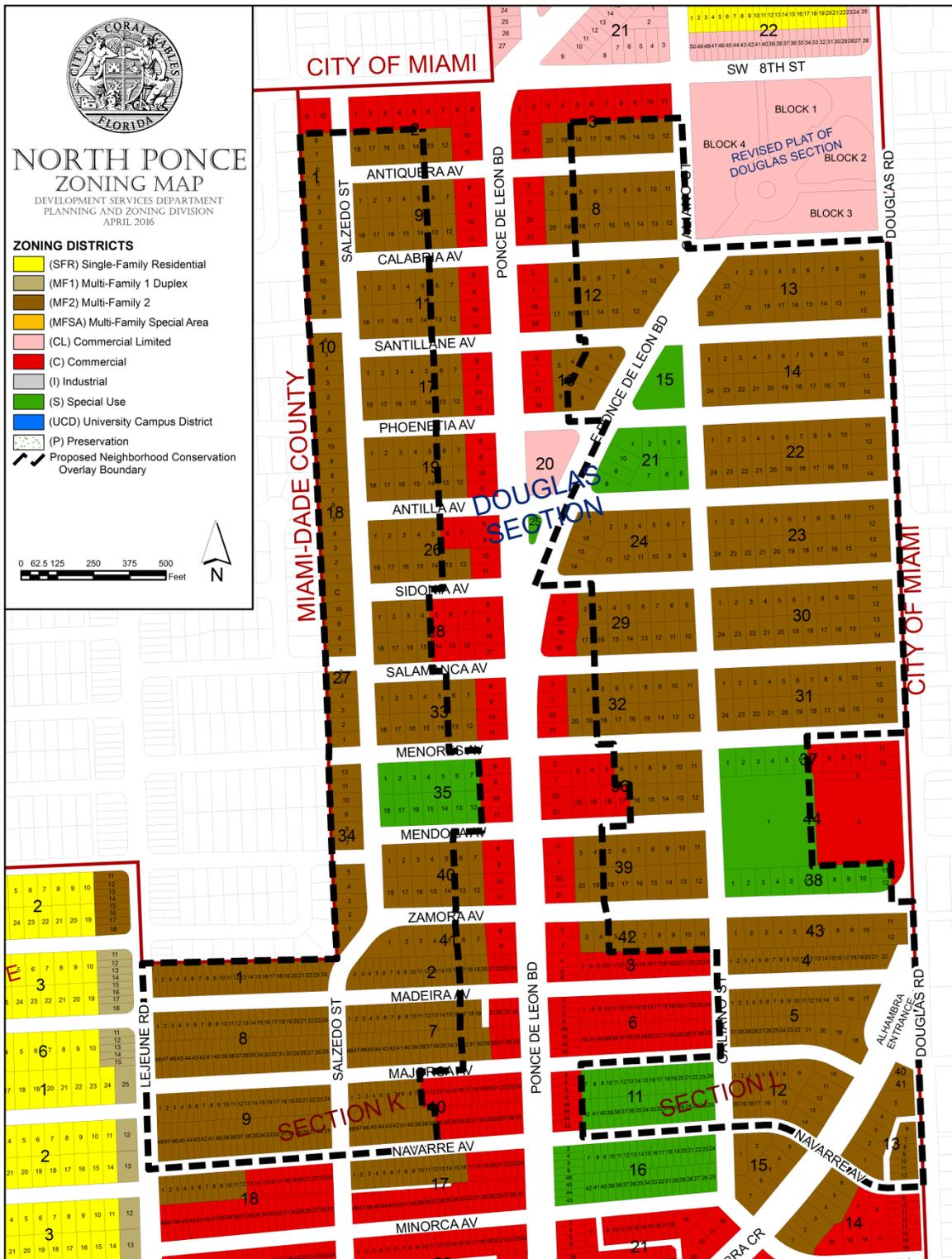
- i. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
- ii. The total Diameter at Breast Height (DBH) of all trees to be removed shall be replaced on site whenever possible, or planted within 500' of the subject property if it is not possible to replant on site.

d. Driveway / Parking Placement

- i. Driveways shall have a maximum width of 20' at the sidewalk.
- ii. A maximum of one driveway shall be permitted for every 100' of street frontage.
- iii. All parking areas shall be buffered from the street behind a minimum of 20' of depth of habitable building space on all levels.
- iv. All parking areas shall be screened from view from the street to the greatest extent possible.

e. Parking

- i. One bicycle parking space shall be provided for each required vehicular parking space. A minimum of one bicycle rack shall be provided for every building. Bicycle parking shall be provided in an approved parking location.



Proposed Boundary Map of North Ponce Neighborhood Conservation Overlay

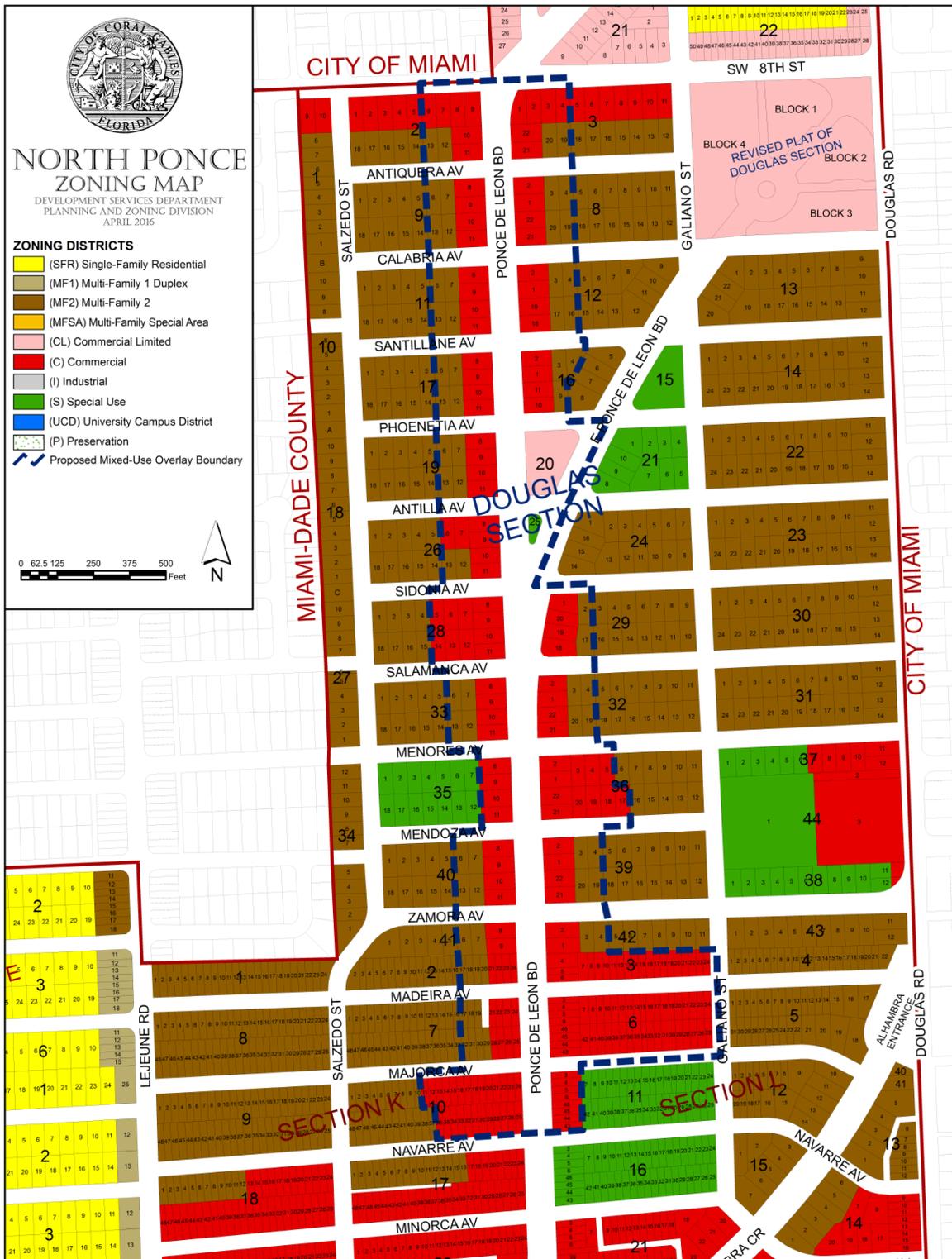
B. North Ponce Mixed-Use District Overlay

1. Large Scale New Construction: Modified development standards

- a. Modified requirements for allowing MXD Overlay on MF2 / Multi-Family Land Use property
- b. Site requirements
 - i. 100' minimum frontage on Ponce de Leon Boulevard
 - ii. 20,000 sf minimum building site
 - iii. 200' maximum distance from Ponce de Leon Boulevard
- c. Density and Intensity
 - i. Density: 125 units / acre
 - ii. Floor Area Ratio: 3.0 or 3.5 max with Mediterranean Bonus
- d. Building Height / Stepbacks
 - i. Mandatory 30' Building Stepbacks from Ponce de Leon Boulevard at 97' Building Height
 - ii. Mandatory 100' Building Stepback from Neighborhood Conservation Overlay at 97' Building Height
 - iii. Maximum 97' building height within 100' buffer of Neighborhood Conservation Overlay
 - iv. Mandatory 20' wide landscaped paseo open to the sky when abutting Neighborhood Conservation Overlay
- e. Parking Garage Liner
 - i. Mandatory 60' deep retail / commercial use parking garage liner on the ground floor fronting Ponce de Leon Boulevard
 - ii. Mandatory 30' deep residential / office use parking garage liner fronting Ponce de Leon Boulevard
 - iii. Mandatory 30' deep residential use parking garage liner fronting Neighborhood Conservation Overlay on levels 2 - 8
 - iv. Mandatory 20' deep parking garage liner fronting side streets on levels 2-8
- f. Parking Calculations
 - i. Uniform parking ratio of 1 space / 300 sf for all ground floor uses
 - ii. Shared Parking permitted
 - iii. Payment in-lieu program
 - iv. Parking garage liner uses on levels 2-8 are exempt from minimum parking requirements.
- g. Driveways
 - i. No driveways or curb cuts permitted on Ponce de Leon Boulevard
- h. Uses
 - i. Incorporate community spaces into new mixed-use projects, including publicly accessible courtyards and ground floor, neighborhood-serving retail

2. Small Scale New Construction: Modified Development Standards

- a. Uses
 - i. Residential Use Permitted on Upper Floors
- b. Building Height
 - i. Building Height updated from 45' maximum to 45' and 3 stories maximum
- c. Building Setbacks
 - i. All minimum building setbacks reduced to 0'
- d. Parking Garage Liner
 - i. Mandatory 60' deep retail / commercial use parking garage liner on the ground floor fronting Ponce de Leon Boulevard
- e. Parking Calculations
 - i. Payment in-lieu program
 - ii. Remote parking program
- f. Driveways
 - i. No driveways or curb cuts permitted on Ponce de Leon Boulevard



Proposed Boundary Map of North Ponce Mixed-Use District Overlay

#2 Planning / Preservation Studies

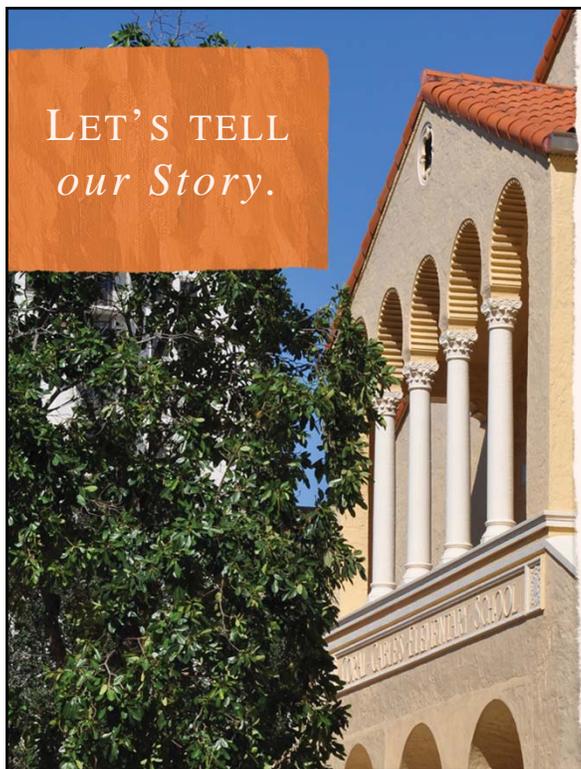
1. Local Designation of North Ponce Apartment Buildings Thematic District
 - a. Many 1920s apartment buildings already identified; update survey to account for 1920 – 1950 contributing buildings
2. Obispo – Madeira Bicycle – Pedestrian Route Study
3. Annexation Considerations
 - a. The area of Miami-Dade County bounded by LeJeune Road to the West, SW 8th Street to the north, and the Coral Gables City Boundary to the east and south: this area is primarily single-family and duplex in nature. It has a distinct character from the Coral Gables portion of North Ponce, and should not be included within the North Ponce Neighborhood Conservation Overlay.

#3 Capital Improvements

1. Landscaping and Open Space
 - a. Parks Acquisition: 301 Majorca
 - b. Tree Succession Plan
 - i. Alhambra Circle – Royal Poinciana
 - ii. Madeira Avenue, Majorca Avenue, Navarre Avenue
 - iii. Portions of Zamora, Mendoza, Menores
2. Bicycle and Pedestrian Mobility
 - a. ADA Intersection Improvements
 - b. Alhambra Circle / Alhambra Plaza Bike Lanes
3. Public Parking
 - a. Parking Lot Acquisition
 - b. Shared Parking Agreements with religious organizations and office buildings

#4 Community Amenities

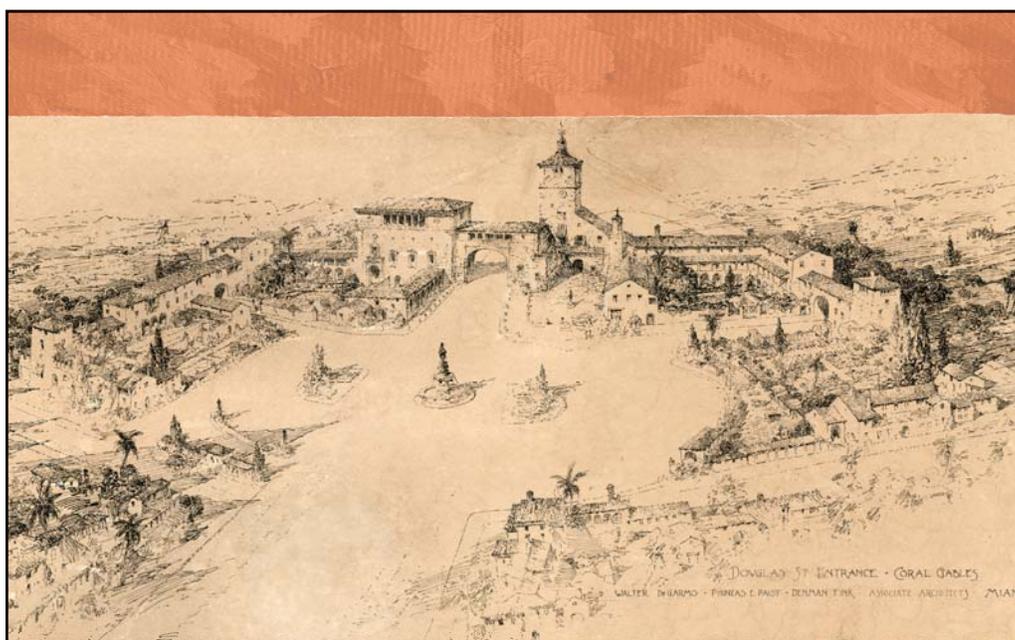
1. Civic Places
 - a. Encourage Community Meeting Space and Community Events at Women’s Club, local Churches, Coral Gables Preparatory Academy, Douglas Entrance
2. Ageless Community Programs
 - a. Safe walking routes – ADA accessible sidewalks and access to Coral Gables Trolley
 - b. Convenient pedestrian access to grocery stores, doctor’s offices, beauty salon, etc
 - c. Pet support – Dog parks, Doggie bag stations
 - d. Social services – research opportunities for North Ponce to qualify as a “NORC”
 - e. Coordinate with AARP to investigate opportunities to enhance North Ponce as an attractive destination for retired persons.
3. Coral Gables Preparatory Academy: centerpiece for the neighborhood
 - a. Set a goal to increase the number of families traveling by bicycle / on foot to school each year.
 - b. Assess Safe Routes to School for both Preparatory Academy campuses and apply for funding to make improvements as needed.
 - c. Coordinate BikeSafe and WalkSafe Program for students and parents through UM Miller School of Medicine
 - d. Work with school to create marketing / support programs to encourage bicycling, walking and taking the bus or trolley to school – “bike bus” and chaperoned “walk – pools”
 - e. Establish a program for a single-drop off for families with children at both campuses
 - f. Establish a Joint-Use Agreement for neighborhood use of School District playing fields on weekends and in the evenings.
 - g. Establish a Joint-Use Agreement for community classes and meeting space at the Preparatory Academy on weekends and in the evenings.
 - h. Establish mentorship programs with nearby corporations, businesses and retired residents to connect students with tutoring and career discovery opportunities.
4. Incentive Housing for Teachers
 - a. Establish Incentive Housing for teachers working at public schools in Coral Gables



LET'S TELL
our Story.

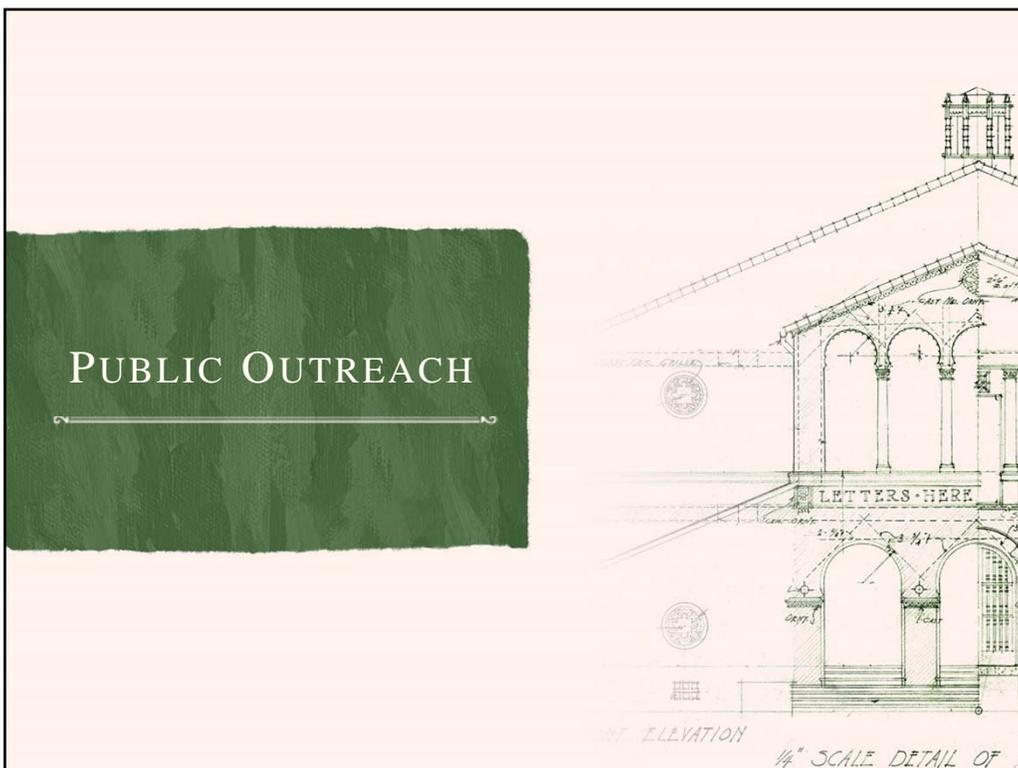
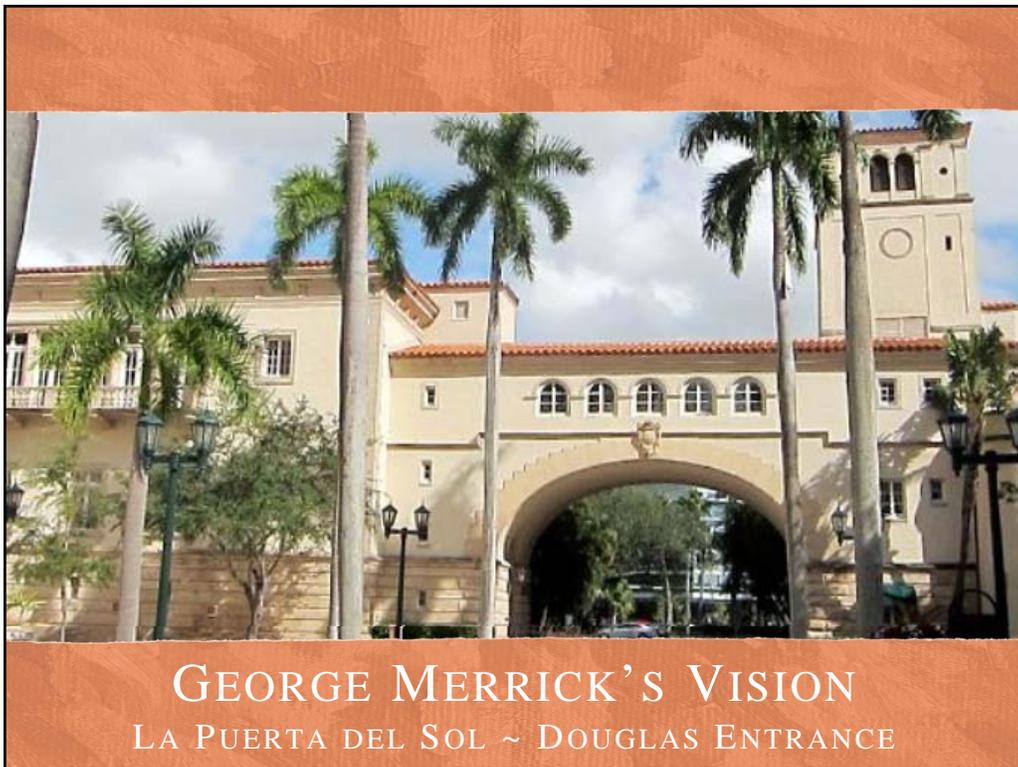
NORTH PONCE
COMMUNITY
MEETING

MAY 5, 2016



DOUGLAS ST ENTRANCE - CORAL GABLES
WALTER D. BARBO - PINOAS L. PAZ - DENMAN FIVE - ASSOCIATE ARCHITECTS - MIAMI

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



PUBLIC NOTIFICATION

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



CORAL GABLES
THE CITY BEAUTIFUL

PUBLIC MEETINGS

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



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.*









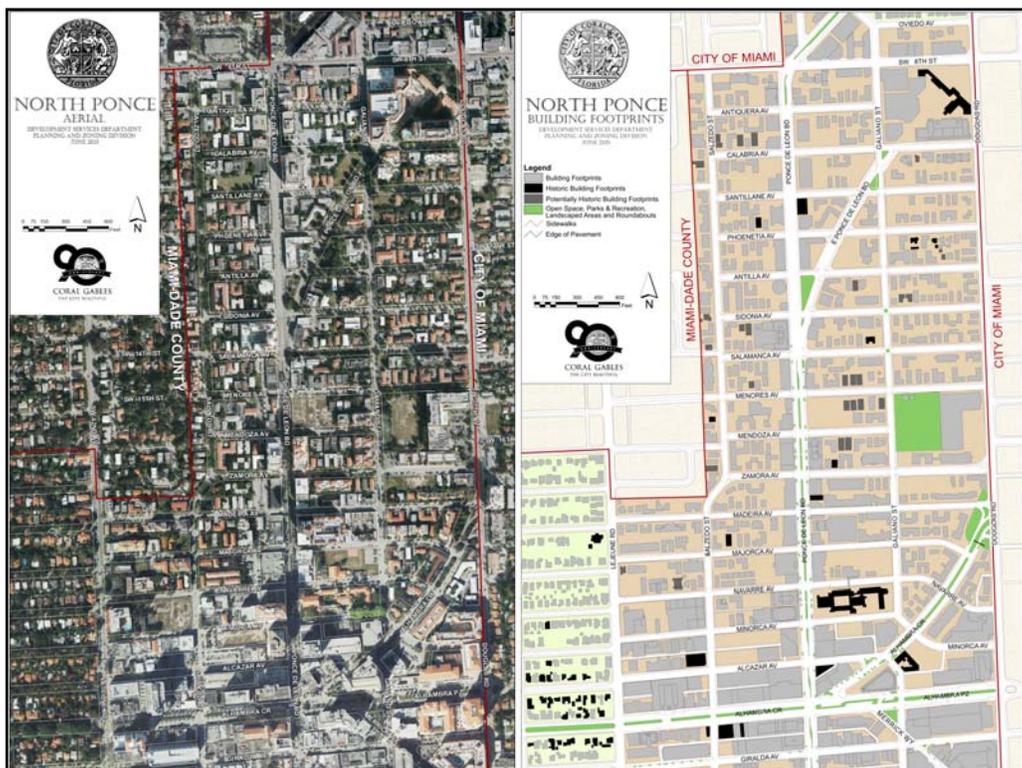
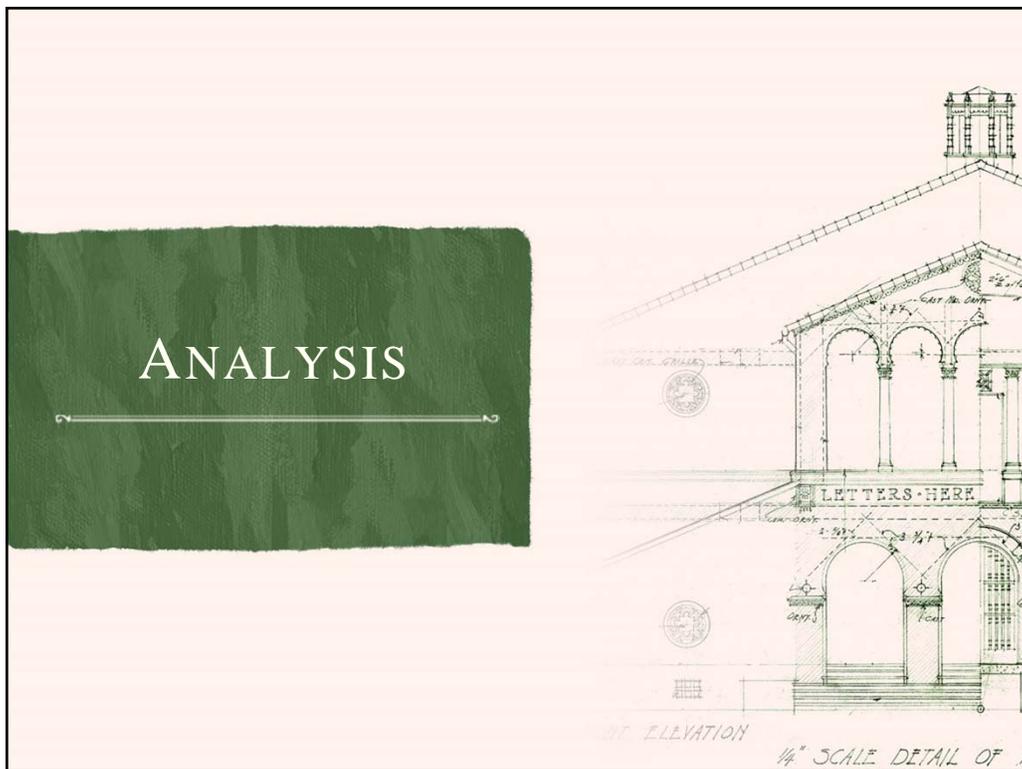














MAKING NORTH PONCE BETTER

- *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*

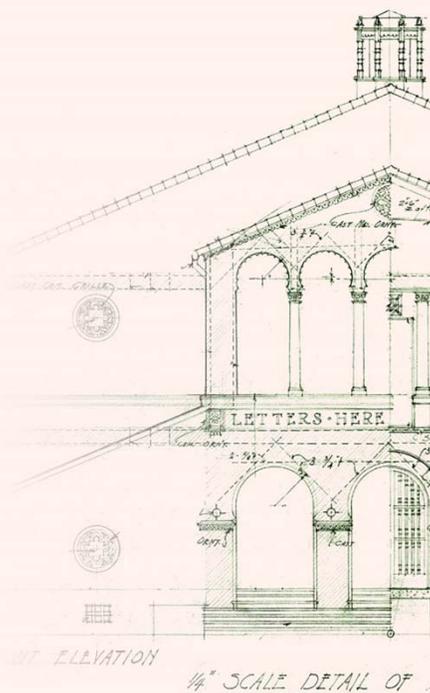
The text is overlaid on a background image of a historic building with a palm tree in the foreground.

PLANNING AND ZONING STRATEGIES

- 1. Two Zoning Overlays*
- 2. Planning / Preservation Studies*
- 3. Capital Improvements*
- 4. Community Amenities*

#1

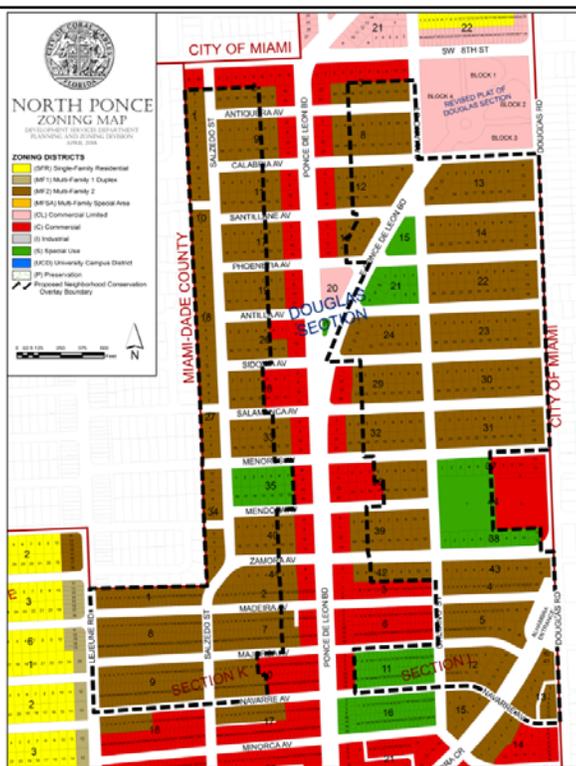
TWO ZONING OVERLAYS



NORTH PONCE NEIGHBORHOOD CONSERVATION OVERLAY



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**



DESIGNATION BENEFITS

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*

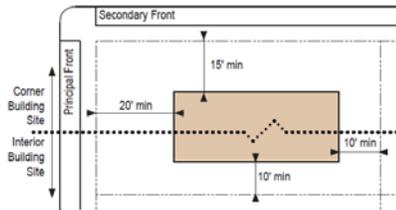
Development

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

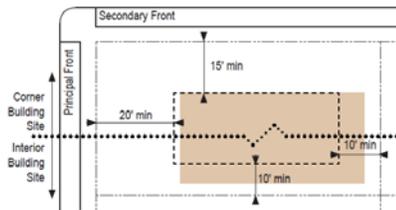


CURRENT ZONING SETBACKS AND PARKING

Building Placement

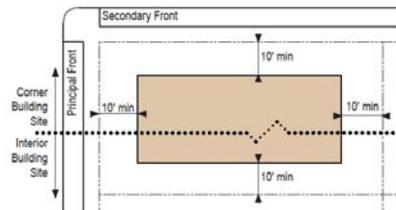


Parking Placement

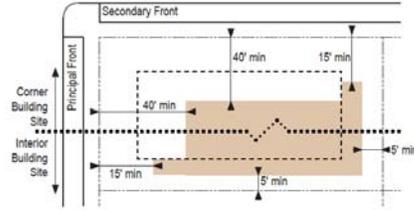


CONSERVATION OVERLAY SETBACKS AND PARKING

Building Placement

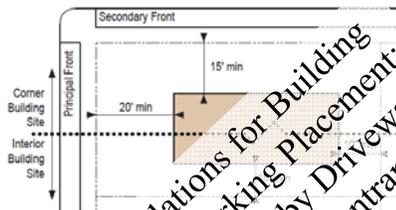


Parking Placement - Surface Lot

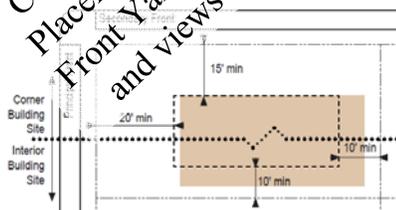


CURRENT ZONING SETBACKS AND PARKING

Building Placement

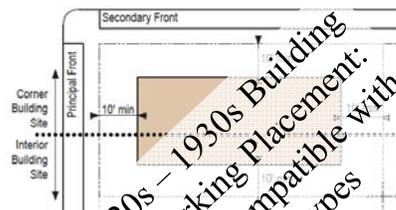


Parking Placement

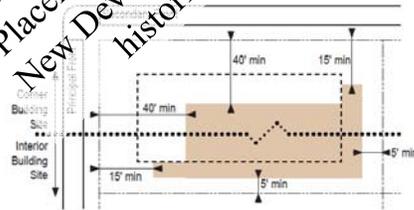


CONSERVATION OVERLAY SETBACKS AND PARKING

Building Placement



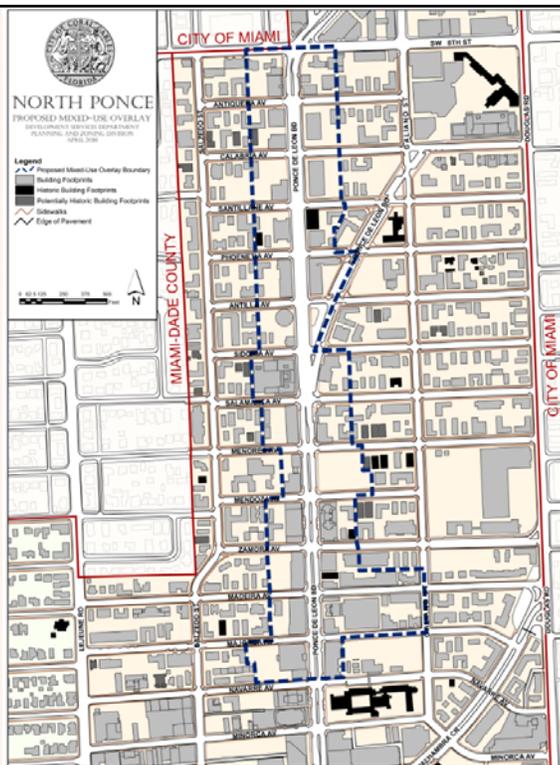
Parking Placement - Surface Lot



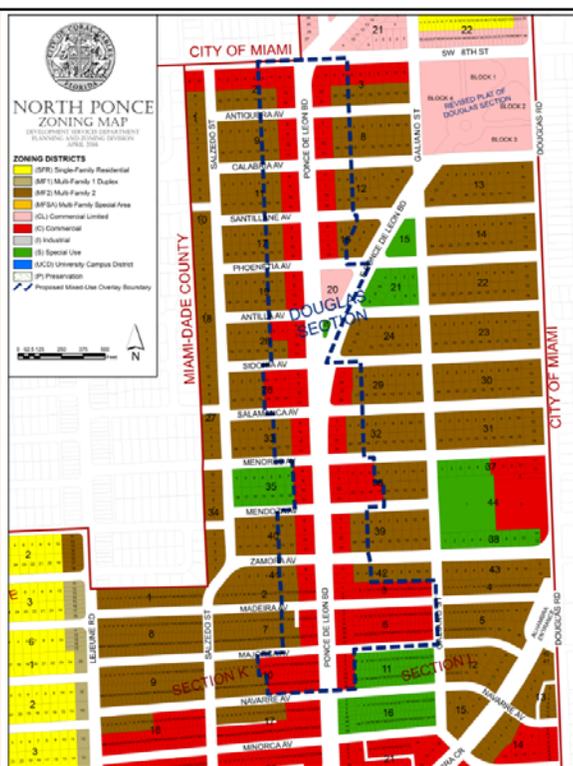
Current Regulations for Building Placement and Parking Placement: Front Yards Marked by Driveways and views of parking entrances

Traditional 1920s - 1930s Building Placement and Parking Placement: New Development compatible with historic building types

NORTH PONCE MIXED-USE OVERLAY



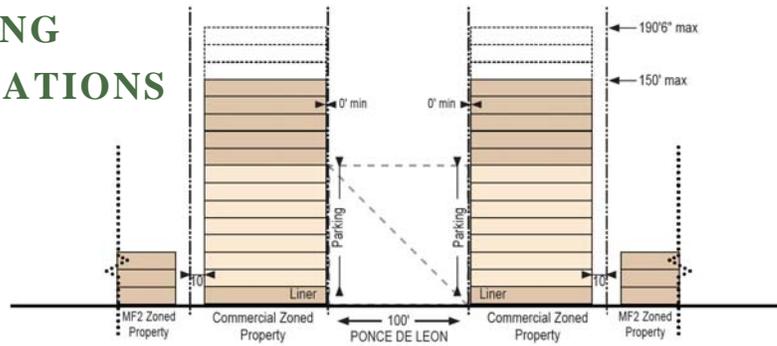
NORTH PONCE MIXED-USE OVERLAY



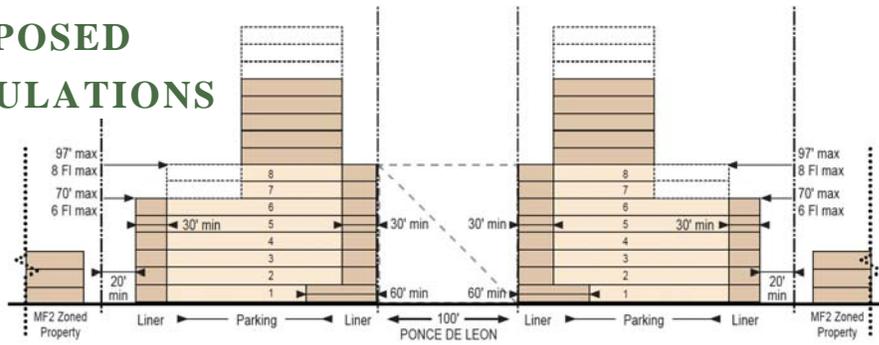
NORTH PONCE MIXED-USE OVERLAY

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

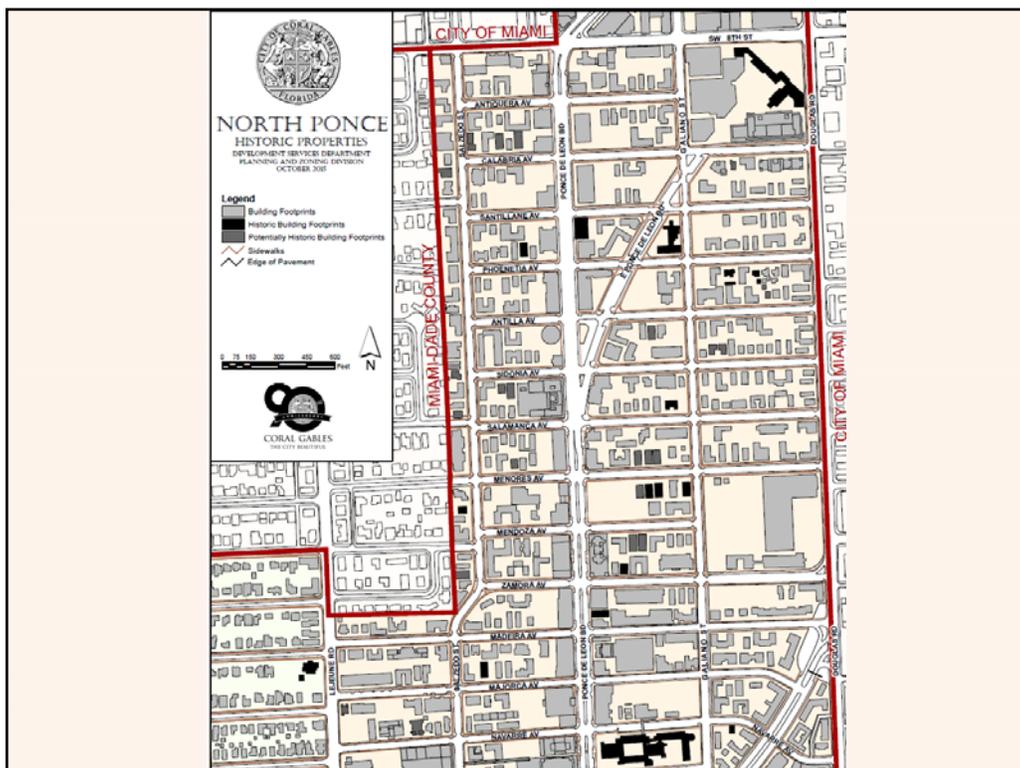
EXISTING REGULATIONS



PROPOSED REGULATIONS





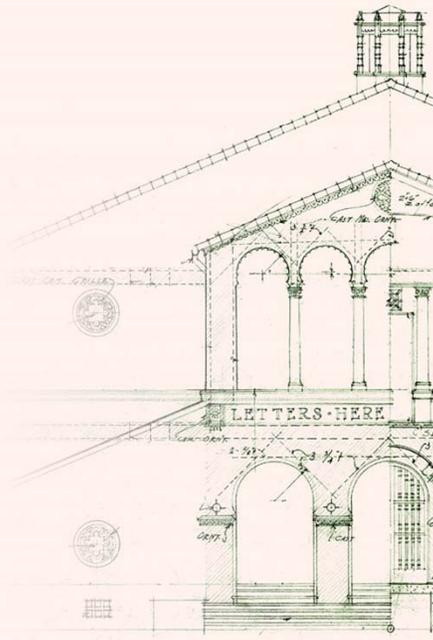


Obispo - Madeira Bicycle - Pedestrian Route



#3

CAPITAL IMPROVEMENTS



WEST ELEVATION

1/4" SCALE DETAIL OF

CAPITAL IMPROVEMENTS

1. Landscaping and Open Space

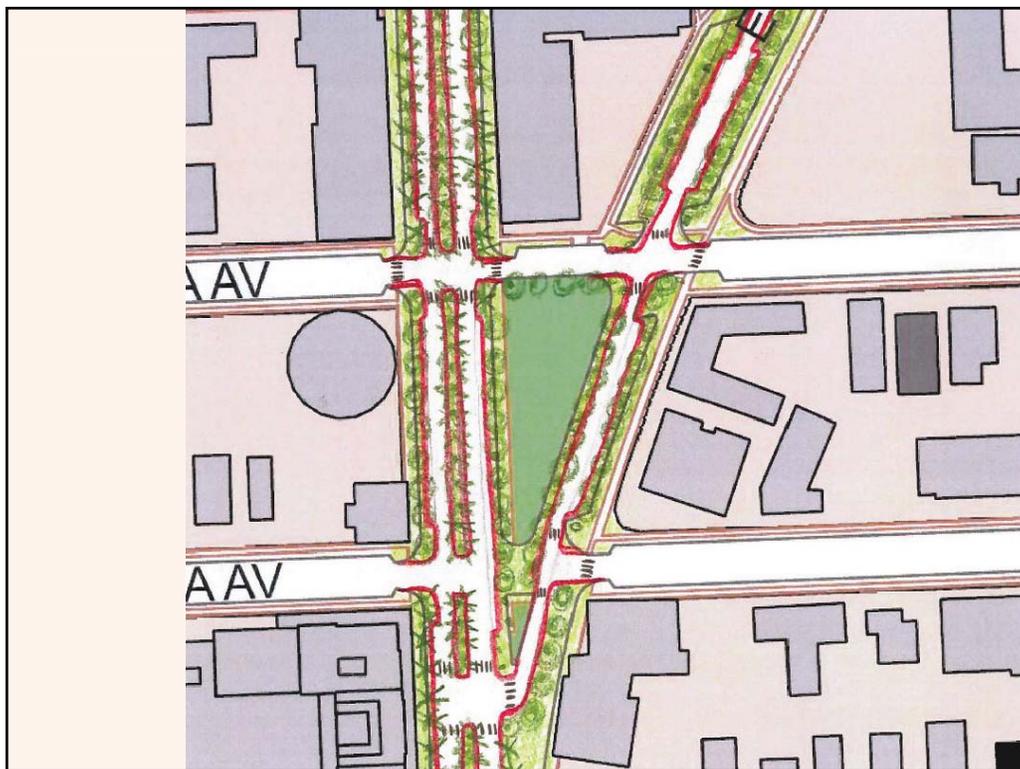
- *Parks Acquisition*
- *Tree Succession Plan*
- a. *Alhambra Circle – Fill in missing Royal Poinciana*
- b. *Madeira, Majorca, Navarre*
- c. *Portions of Zamora, Mendoza, Menores*

2. Bicycle and Pedestrian Mobility

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

3. Public Parking

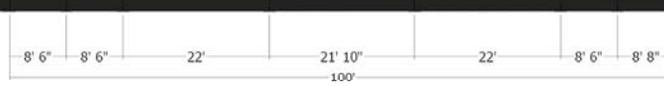




TREE SUCCESSION PLAN

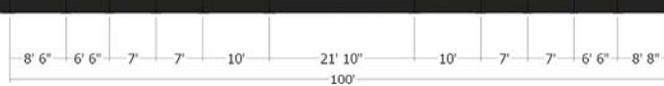


Existing Street Design



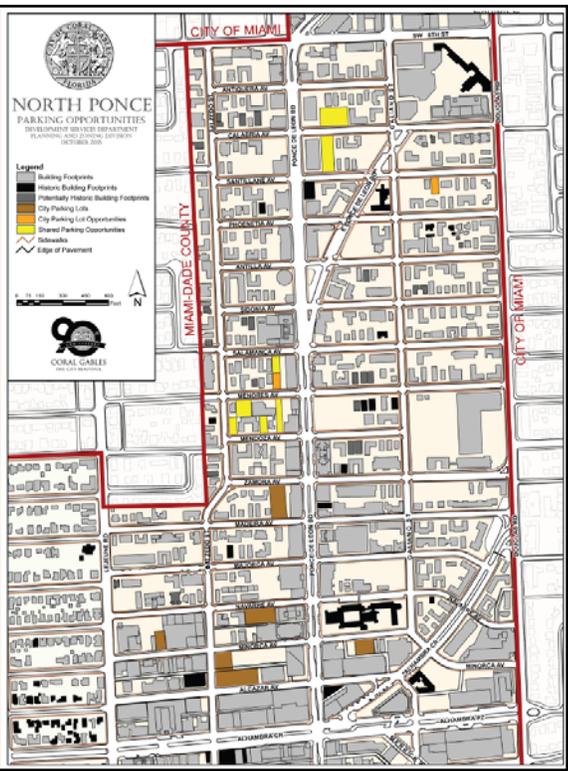
ALHAMBRA CIRCLE BICYCLE FACILITIES
KENNETH AND JENNIFER GARCIA,
RESIDENTS AND WORKSHOP PARTICIPANTS

Proposed Street Design



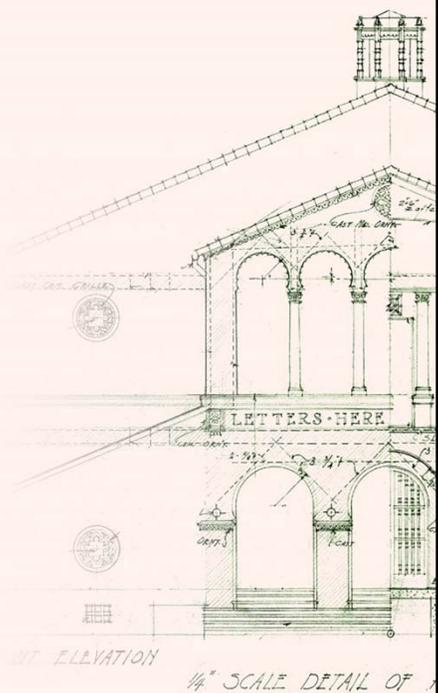
ALHAMBRA CIRCLE BICYCLE FACILITIES
KENNETH AND JENNIFER GARCIA,
RESIDENTS AND WORKSHOP PARTICIPANTS

PUBLIC PARKING OPPORTUNITIES



#4

COMMUNITY AMENITIES



COMMUNITY AMENITIES

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 COMMUNITY MEETING

MAY 5, 2016



WALKING TOUR WORKSHEET

MAY 5, 2016

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

Pick your favorite building and write the address here: _____

1. Circle it on your map and take a picture – tag it: #NorthPonceCommunityVision
2. What does the front yard look like? (lawn, garden wall, hedge, courtyard, patio, etc)
3. Are there street trees? What kind?
4. Architectural Style?
5. Where is the parking and the driveway?
6. Did you see anyone walking or riding their bike in front of the building?
7. Are there windows or doors facing the street?
8. Other comments on why you love this building:



NORTH PONCE

COMMUNITY PLANNING MEETING



NORTH PONCE

HISTORIC PROPERTIES
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING DIVISION
OCTOBER 2015

Legend

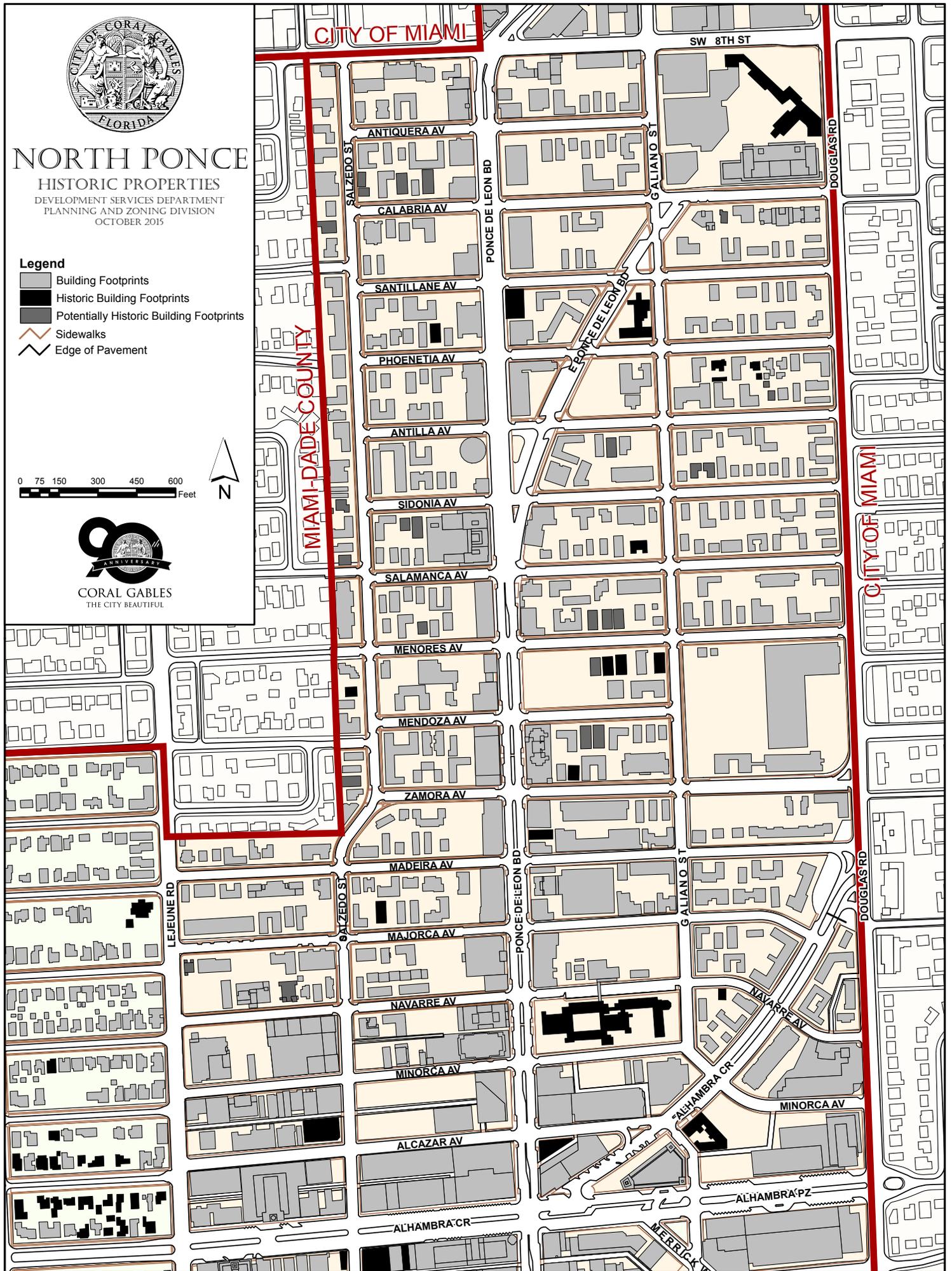
- Building Footprints
- Historic Building Footprints
- Potentially Historic Building Footprints
- Sidewalks
- Edge of Pavement



CITY OF MIAMI

MIAMI-DADE COUNTY

CITY OF MIAMI



COMMUNITY FEEDBACK SURVEY
MAY 5, 2016

*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 North Ponce neighborhood? (please circle)

Live Work Other (explain)

If so, for how long?

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

3. What aspects of the North Ponce neighborhood could be improved?

4. Of all the ideas you heard tonight, which ideas excited you the most?

5. Additional Comments and Suggestions: (continue on back if needed)



NORTH PONCE
COMMUNITY PLANNING MEETING

1 of 3

Sign in Sheet
May 5, 2016

	Name	Email	Phone	Address
1	KATHERINE SANDERSON	k.sander@northponce.com	305-854-0845	911 E. Ponce de Leon
2	TERESA CARDONA	teresa@northponce.com	305-491-1111	911 E. Ponce de Leon
3	Albert Mendez	am@ngroupint.com	786-223-7900	1332 Mendocino Ave
4	VENNY TORRE	VTORRE@TRIPCOMPANIES.COM	305-442-9494	208 ALBUQUERQUE AVE
5	Silja Smith	silja.krausk@hotmail.com		
6	TERESA HERRERA	vicardaherrera@gmail.com	(305) 776-1110	323 NANTUCKET AVE
7	WESLEY GARCIA	WESLEY@ESCAPEPIC.COM	305-440-7151	1420 PONCE
8	CITY BOYD BUDRITZ	Yanbo@budritz.com		ATLANTA AVE
9	ELIZABETH BERNHART	elbernal@igmail.com	786-452-8142	1107 Ponce de Leon Blvd 11B
10	Zheng Ma	happymazheng66@gmail.com	786-380-9166	2103 hibiscus st.
11	PIPER J. IGLESIAS	pij@iglesias.com	305-460-5202	
12	Ramon Trias	rtrias@coralgabrus.com		
13	Scot Bolvard	sbolvard@coralgabrus.com		
14	Megan McLaughlin	mclaughlin@coralgabrus.com		

Unit 704



NORTH PONCE
COMMUNITY PLANNING MEETING

Sign in Sheet
May 5, 2016

	Name	Email	Phone	Address
1	MARIA DIAZ	MARIPATD@YAHOO.COM	305-213-3027	110 ANTILLEAN
2	MURIEL MAUS	MURIELMAUS1159@GMAIL	786 553 1382	Miraca Building
3	J VALON	JVALON@CORALCABLE		PUBLIC WORKS
4	Bill Miner	WMINER@CORALCABLES.COM	(305) 410-5240	363 ARAGON AVE #711W
5	Ruben Acosta	RUBEN333@BELL.SOUTH.NET	305 965 3333	20 CALABRIA
6	KENNETH GARCIA	kenneth.garcia@gmail.com	786 228 6566	20 ALAMBRA CR #8
7	SEUNIFER GARCIA	ke.jennifera@gmail.com	786 228 6560	20 ALAMBRA CR #8
8	Jany Mar Chen	janygpcr@gmail.com	714-71-4461	210 Mendoza Ave,
9	Blu Lopez	blu@benluperandassociates.com	31445-1030	340 Miraca Ave, Ste 9
10	Melicia Nuñez-Lopez	melicabnu@coralassoc.com	31445-1030	340 Miraca Ave., Ste 9.
11	Myrra Braszyski			885 Spangford Dr
12	Yamilet Sempredo	ysempr@coralassoc.com	(305) 460-5034	Public works.
13				
14				



NORTH PONCE
COMMUNITY PLANNING MEETING

3 of 3

Sign in Sheet
May 5, 2016

	Name	Email	Phone	Address
1	OSCAR R. GUERRA MD	O GUERRA@CORALCABLES.COM	(305) 446-9654	836 PONCE DE LEON 304 FLOR
2	David Snow	dsnow@miami.gov.com	305-412-1474	4441 SW 2nd Ave
3	David Perez	DavidPerez33713@gmail.com	786-255-5191	
4	Jon Gilman	gilmanj@me.com	786-486-3568	223 Colabria Av #9
5	Olga Farnold	ofarnold@expresstravel.us.com		118 Menores
6	Victor Chugumbula	VictorChugumbula@comcast.net	305 441 5948	101 Sidom 1st Ave # 205
7	Vicky Riva	vickyriva@me.com	5-934-3586	50 Alhambra
8	Charles Wu	cwu@coralables.com		
9	Bo Li	bolli@plusubia.com		
10	Jessica Toller	(previous page)		
11	Cathy Swanson-Rinehart	cswanson@coralables.com		
12	Pat Keon	pleon@coralables.com		
13	Bill Miner	(previous page)		
14	Dona Spain	dspain@coralables.com		



NORTH PONCE
COMMUNITY PLANNING MEETING

total sign-in : 38



NORTH PONCE COMMUNITY PLANNING MEETING MAY 5, 2016 EVENT PHOTOS

COMMUNITY FEEDBACK SURVEY MAY 5, 2016

*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 North Ponce neighborhood? (please circle)

Live Work Other (explain)

If so, for how long?

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

Nearest to all of our interests?

3. What aspects of the North Ponce neighborhood could be improved?

Traffic, traffic, traffic - Speed control between Vinoreca and Salomercia

4. Of all the ideas you heard tonight, which ideas excited you the most?

5. Additional Comments and Suggestions: (continue on back if needed)



NORTH PONCE COMMUNITY PLANNING MEETING

COMMUNITY FEEDBACK SURVEY

MAY 5, 2016

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 North Ponce neighborhood? (please circle)

Live Work Other (explain)

If so, for how long? 2 YEARS (9 YEARS IN THE GIABLES)

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

VERY WALKABLE, DIVERSE AND GREAT SCALE

3. What aspects of the North Ponce neighborhood could be improved?

PLANT MORE SHADE TREES EVERYWHERE, MORE MAINTENANCE, ENCOURAGE SMALL SCALE DEVELOPMENT, EXPANDED TROLLEY HOURS (WEEKENDS), ADD CAR SHARING AND BIKE SHARING

4. Of all the ideas you heard tonight, which ideas excited you the most?

FINDING WAYS TO ENCOURAGE SMALL SCALE DEVELOPMENT, REDUCE PARKING REQUIREMENTS AND REQUIRE BUILDINGS TO HIDE THEIR PARKING

5. Additional Comments and Suggestions: (continue on back if needed)

- FIND WAYS TO USE EMPTY LOTS AS TEMPORARY PARK SPACE (ESPECIALLY ONES THAT HAVE BEEN EMPTY FOR A LONG TIME)
- ADD SIDEWALKS TO THE ALHAMBRA ENTRANCE



NORTH PONCE

COMMUNITY PLANNING MEETING

WALKING TOUR WORKSHEET

MAY 5, 2016

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

Pick your favorite building and write the address here: 36 Phoenetia Ave

1. Circle it on your map and take a picture – tag it: #NorthPonceCommunityVision
2. What does the front yard look like? (lawn, garden wall, hedge, courtyard, patio, etc)
shallow lawn w/ ~~garden~~ low garden wall
3. Are there street trees? What kind?
yes, shade trees
4. Architectural Style?
spanish / mediterranean
5. Where is the parking and the driveway?
*• on-street and in the back/side
• driveway is very narrow on the side*
6. Did you see anyone walking or riding their bike in front of the building?
yes
7. Are there windows or doors facing the street?
yes - and a cute, detailed balcony!
8. Other comments on why you love this building:
It has character and well-designed details



NORTH PONCE

COMMUNITY PLANNING MEETING

COMMUNITY FEEDBACK SURVEY

MAY 5, 2016

*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 North Ponce neighborhood? (please circle)

Live Work Other (explain)

If so, for how long? 2 yrs

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

historic, small buildings

3. What aspects of the North Ponce neighborhood could be improved?

shade trees; dike share; more small greens;
lower parking requirements (especially for small bldgs)

4. Of all the ideas you heard tonight, which ideas excited you the most?

- Liners on large buildings
- Zip car coming to Coral Gables

5. Additional Comments and Suggestions: (continue on back if needed)

- add that developers can pay into a bike infrastructure budget in-lieu of parking (required)
- temporarily use vacant lots as greens



NORTH PONCE

COMMUNITY PLANNING MEETING

COMMUNITY FEEDBACK SURVEY
MAY 5, 2016

*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 North Ponce neighborhood? (please circle)

Live Work Other (explain)

If so, for how long? 3 years

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

The trees, nearby parks, quietness of the neighborhood

3. What aspects of the North Ponce neighborhood could be improved?

Cleanliness, trash is noticeable depending on area

4. Of all the ideas you heard tonight, which ideas excited you the most?

5. Additional Comments and Suggestions: (continue on back if needed)



NORTH PONCE
COMMUNITY PLANNING MEETING

WALKING TOUR WORKSHEET

MAY 5, 2016

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

Pick your favorite building and write the address here: 35 & 45 Antilla

1. Circle it on your map and take a picture – tag it: #NorthPonceCommunityVision
2. What does the front yard look like? (lawn, garden wall, hedge, courtyard, patio, etc)
*Enjoy buildings with a courtyard. Max 2/3 stories.
Hidden parking lot. well landscaped front*
3. Are there street trees? What kind?
Yes Oaks, Palms
4. Architectural Style?
Mediterranean.
5. Where is the parking and the driveway?
hidden from curbside view
6. Did you see anyone walking or riding their bike in front of the building?
NO
7. Are there windows or doors facing the street?
yes
8. Other comments on why you love this building:



NORTH PONCE

COMMUNITY PLANNING MEETING

COMMUNITY FEEDBACK SURVEY

MAY 5, 2016

*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 North Ponce neighborhood? (please circle)

Live Work Other (explain)

If so, for how long? *20 years.*

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

*Small community feel. Limestone walls,
walkable / bikeable. Trolley!*

3. What aspects of the North Ponce neighborhood could be improved?

*stop those giant buildings! looks out
of place. more open green spaces.*

4. Of all the ideas you heard tonight, which ideas excited you the most?

5. Additional Comments and Suggestions: (continue on back if needed)



NORTH PONCE

COMMUNITY PLANNING MEETING

WALKING TOUR WORKSHEET

MAY 5, 2016

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

Pick your favorite building and write the address here: 15 Antilla (green New building)

1. Circle it on your map and take a picture - tag it: #NorthPonceCommunityVision
2. What does the front yard look like? (lawn, garden wall, hedge, courtyard, patio, etc)
Wall (concrete) - Lawn and Iron Fence
3. Are there street trees? What kind?
Yes
4. Architectural Style? Colonial / Spanish
5. Where is the parking and the driveway?
Parking is in the back of the Building
6. Did you see anyone walking or riding their bike in front of the building?
No
7. Are there windows or doors facing the street?
Yes
8. Other comments on why you love this building:

Colonial Style that blend well in the neighborhood



NORTH PONCE

COMMUNITY PLANNING MEETING

COMMUNITY FEEDBACK SURVEY
MAY 5, 2016

*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 North Ponce neighborhood? (please circle)

Live Work Other (explain)

If so, for how long? *2 years*

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

*Everything is at walking distance
It makes that location very special*

3. What aspects of the North Ponce neighborhood could be improved?

- Few parks for neighbors and 1 dog park

4. Of all the ideas you heard tonight, which ideas excited you the most?

*- Traffic pb
- Saving the Small Community
and the garden concept*

5. Additional Comments and Suggestions: (continue on back if needed)



NORTH PONCE
COMMUNITY PLANNING MEETING

WALKING TOUR WORKSHEET

MAY 5, 2016

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

Pick your favorite building and write the address here: 45 Antilla Ave

1. Circle it on your map and take a picture – tag it: #NorthPonceCommunityVision
2. What does the front yard look like? (lawn, garden wall, hedge, courtyard, patio, etc)
3. Are there street trees? What kind? *Yes*
4. Architectural Style?
5. Where is the parking and the driveway? *In property*
6. Did you see anyone walking or riding their bike in front of the building? *Yes*
7. Are there windows or doors facing the street? *Yes*
8. Other comments on why you love this building:



NORTH PONCE

COMMUNITY PLANNING MEETING



NORTH PONCE
 HISTORIC PROPERTIES
 DEVELOPMENT SERVICES DEPARTMENT
 PLANNING AND ZONING DIVISION
 OCTOBER 2015

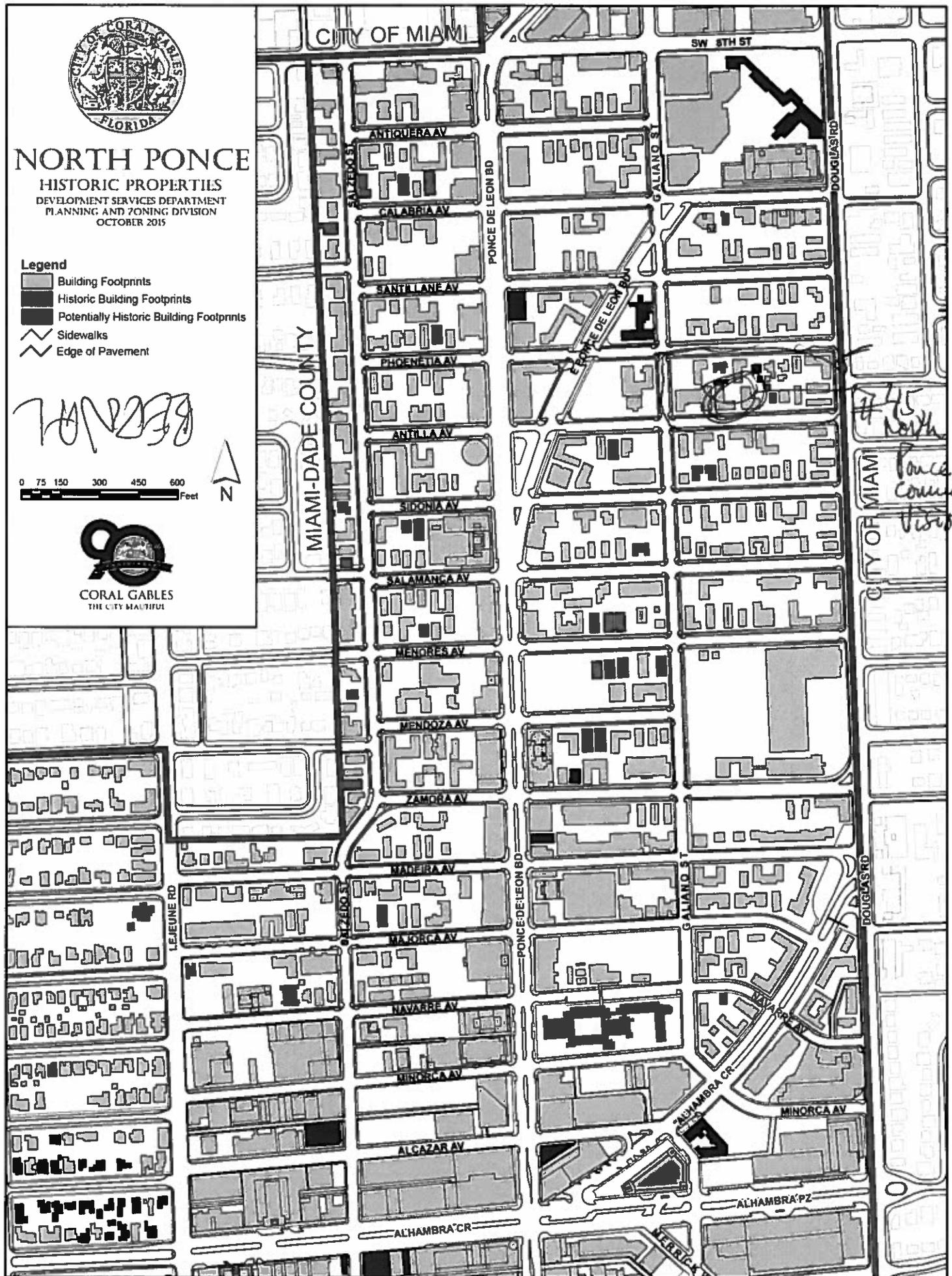
Legend

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

BEZONAL



CORAL GABLES
 THE CITY MAJESTIC



COMMUNITY FEEDBACK SURVEY

MAY 5, 2016

*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 North Ponce neighborhood? (please circle)

Live Work Other (explain) I own a property here

If so, for how long?

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

It's a safe neighborhood, very close to restaurants, public, very ~~convenient~~ convenient. It's very easy to be rent out and the neighborhood is beautiful.

3. What aspects of the North Ponce neighborhood could be improved?

The neighborhood has lots of potential to be a better place to stay. I think right now parking is going to be an issue as lots of people live and work here.

4. Of all the ideas you heard tonight, which ideas excited you the most?

The residential parking permit and the conservation overlay, and the dog park, we can turn one of the vacant lot into pocket park, and use it as a dog park.

5. Additional Comments and Suggestions: (continue on back if needed)



NORTH PONCE

COMMUNITY PLANNING MEETING

WALKING TOUR WORKSHEET

MAY 5, 2016

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

Pick your favorite building and write the address here: 123 SALAMANCA AVE

1. Circle it on your map and take a picture – tag it: #NorthPonceCommunityVision

Please refer to red marks on maps.

2. What does the front yard look like? (lawn, garden wall, hedge, courtyard, patio, etc)

There's hedge between front yard and sidewalk.
There ~~is~~ is front patio for parking

3. Are there street trees? What kind?

There are. Small shade trees.

4. Architectural Style?

Clear facade with windows.

5. Where is the parking and the driveway?

There're street parking and front yard parking.

6. Did you see anyone walking or riding their bike in front of the building?

Yes. I also ride bike to work.

7. Are there windows or doors facing the street?

Both.

8. Other comments on why you love this building:

Low hedge keeps the property privacy and provide open space.
Rhythm landscape



NORTH PONCE

COMMUNITY PLANNING MEETING