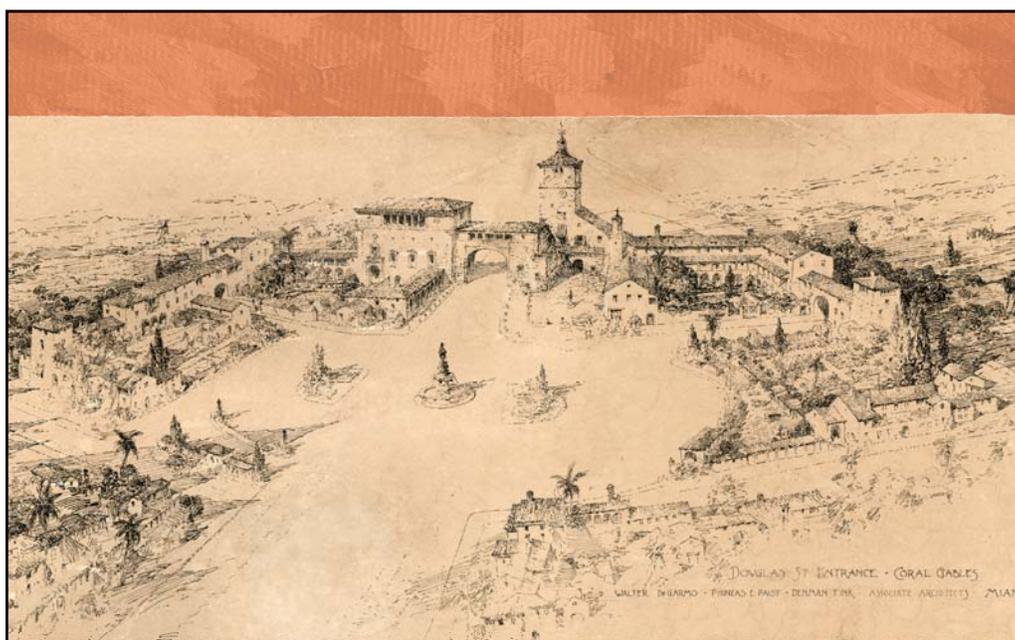


LET'S TELL
our Story.

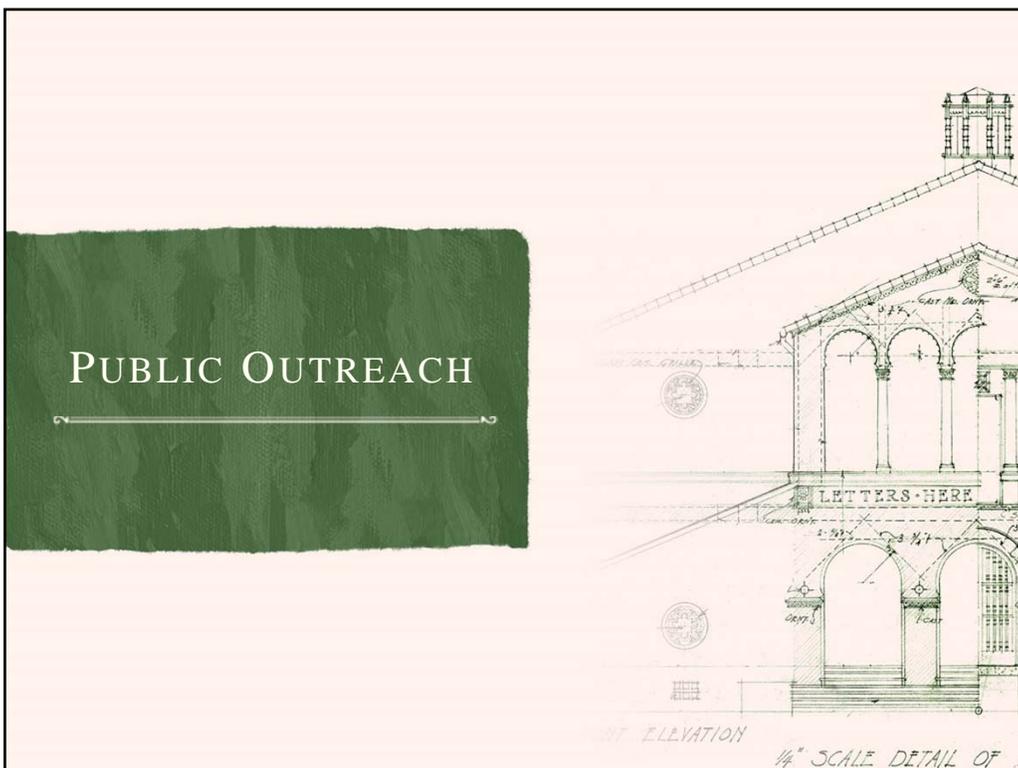
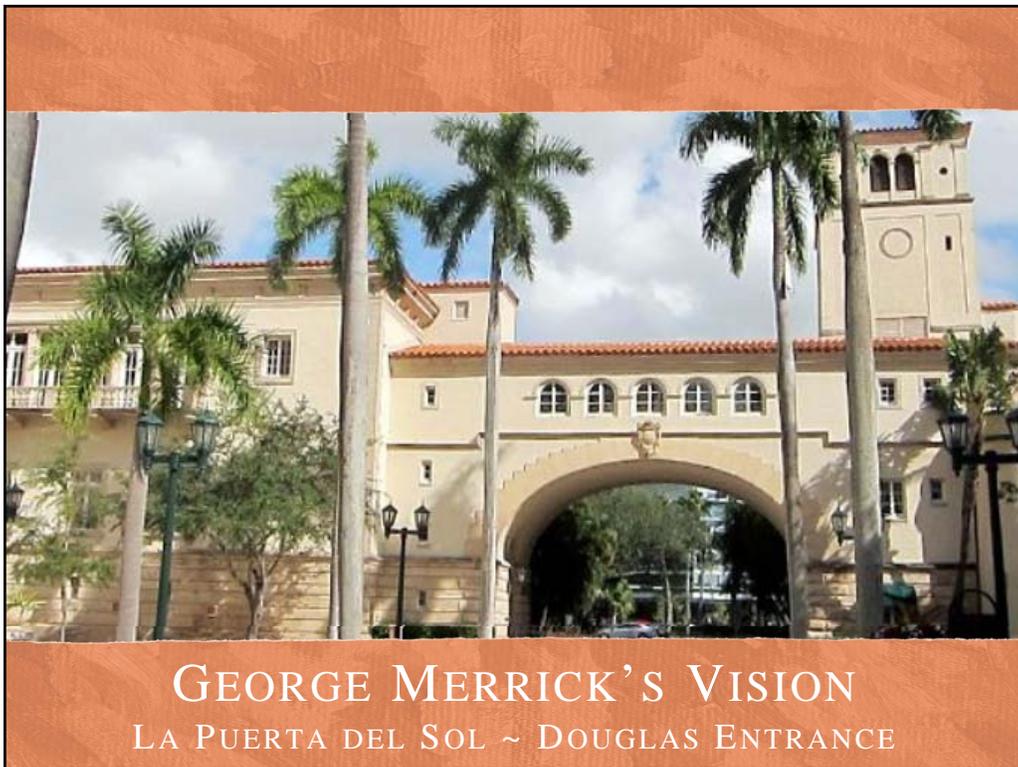
NORTH PONCE
COMMUNITY
MEETING

MAY 5, 2016



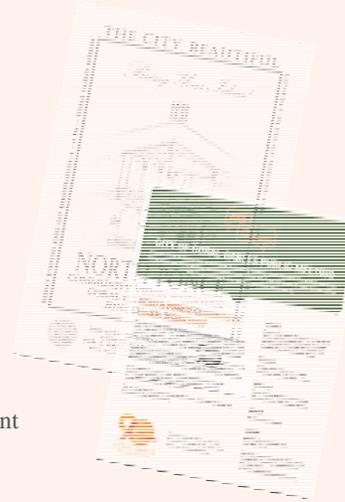
GEORGE MERRICK'S VISION
LA PUERTA DEL SOL ~ DOUGLAS ENTRANCE

DOUGLAS ST ENTRANCE - CORAL GABLES
WALTER DE BARRO - PINOAS E PAZ - DENMAN FINE - ASSOCIATE ARCHITECTS - MIAMI



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

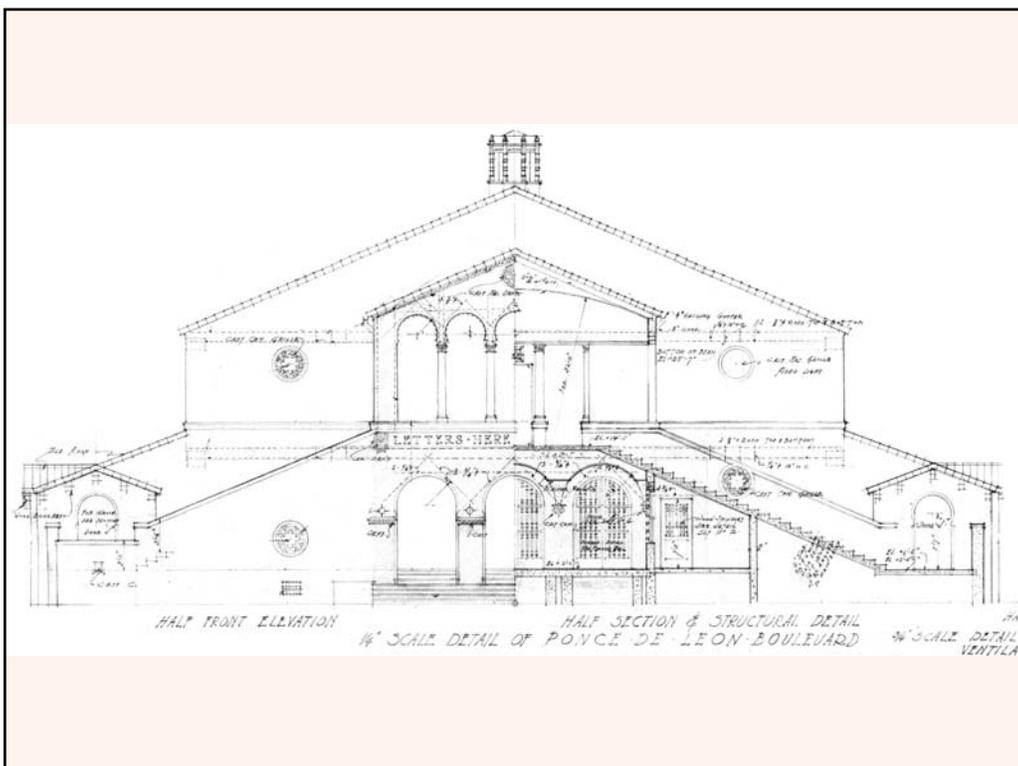
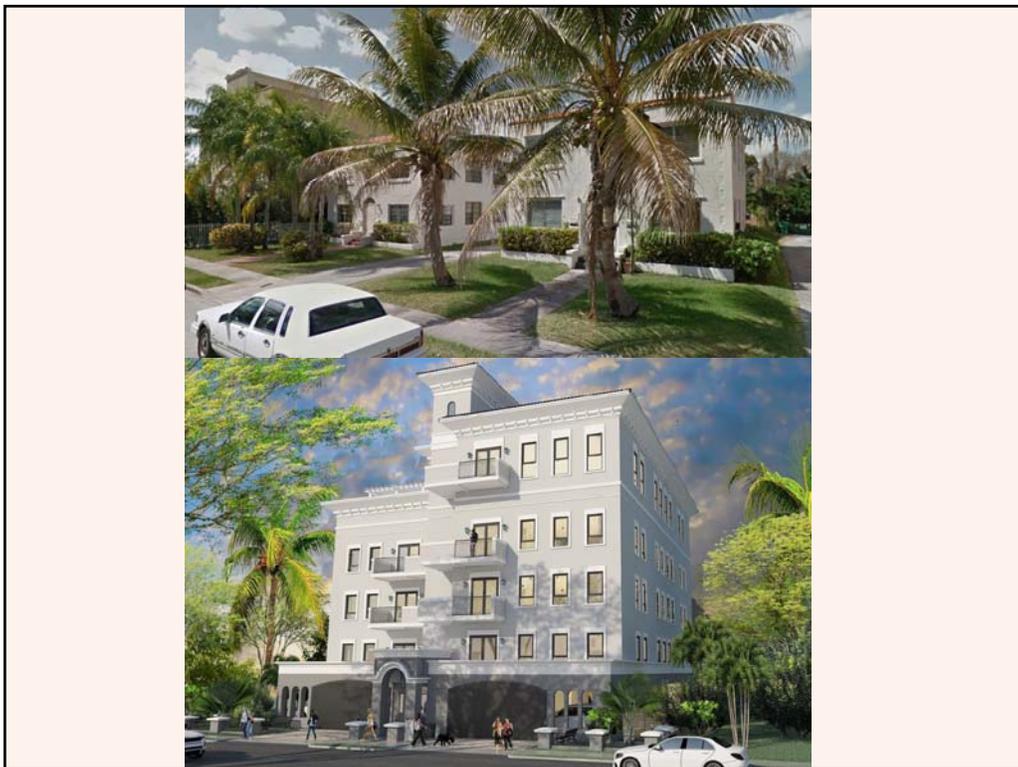
1. **October 28, 2014:** City Commission Discussion
2. **January 13, 2015:** City Commission Discussion
3. **June 12 – 13, 2015:**
Community Visioning Workshop
4. **August 25, 2015:** City Commission Discussion
5. **October 27, 2015:** City Commission Workshop
6. **April 12, 2016:** City Commission Discussion
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.*











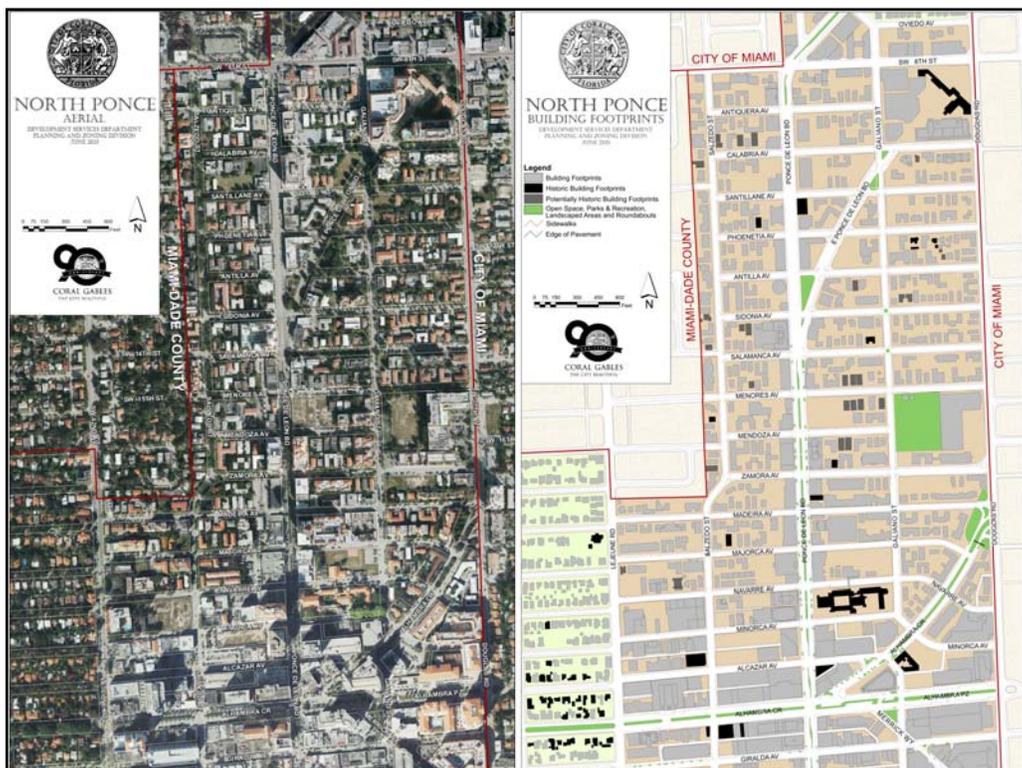
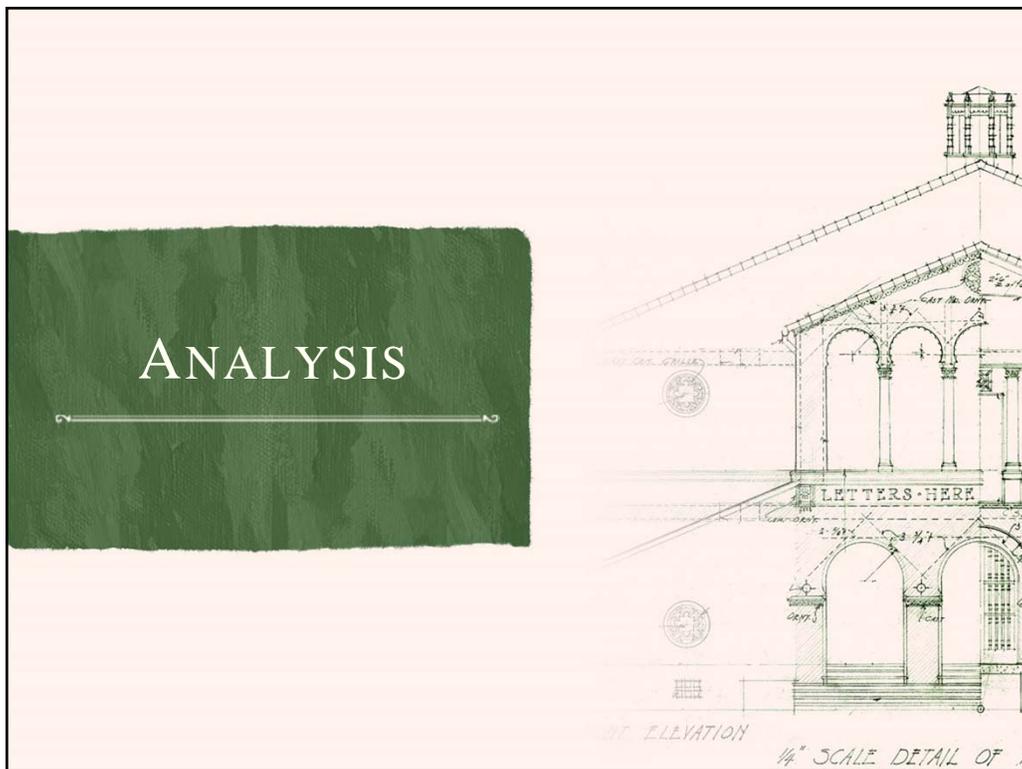














MAKING NORTH PONCE BETTER

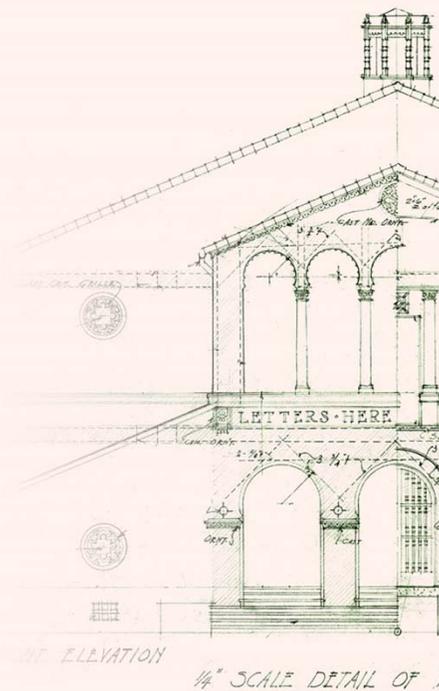
- *Conserve the garden character of neighborhood avenues*
- *Provide economic incentives to preserve historic buildings*
- *Improve existing parks and create new open spaces*
- *Fill in missing street trees to provide shade for pedestrians*
- *Foster partnerships with schools and other civic places*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

PLANNING AND ZONING STRATEGIES

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

#1

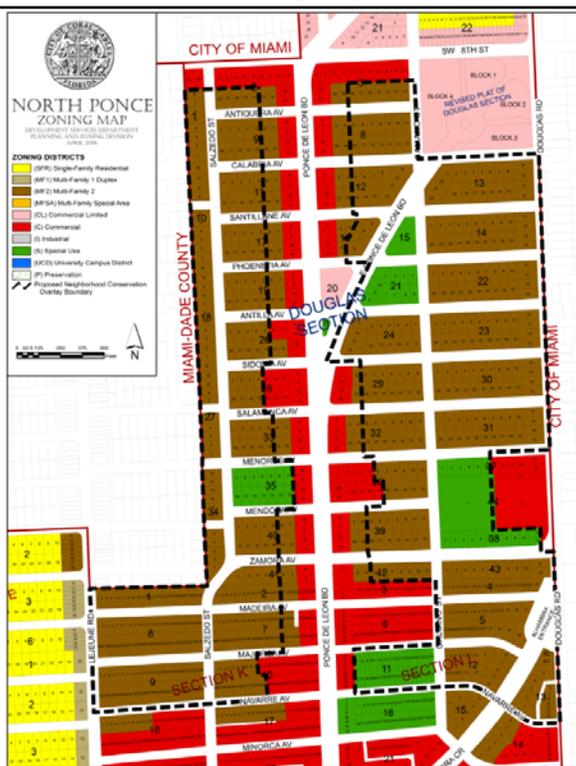
TWO ZONING OVERLAYS



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*

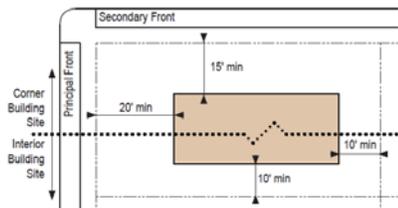
Development

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

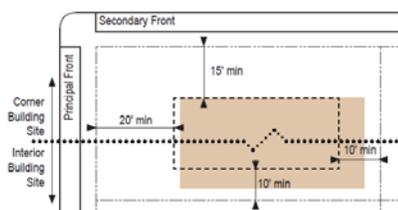


CURRENT ZONING SETBACKS AND PARKING

Building Placement

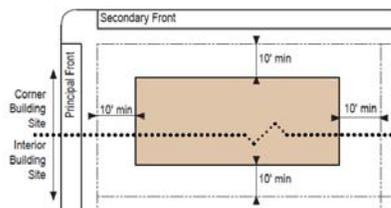


Parking Placement

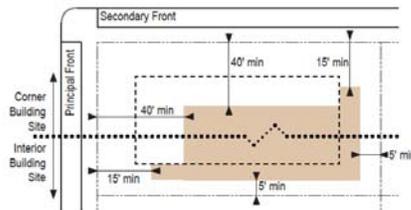


CONSERVATION OVERLAY SETBACKS AND PARKING

Building Placement

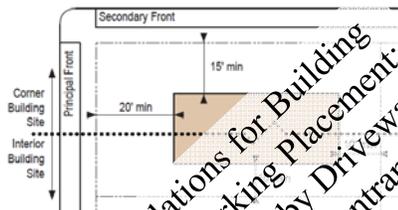


Parking Placement - Surface Lot

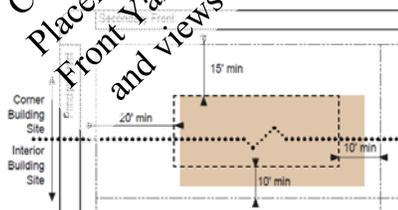


CURRENT ZONING SETBACKS AND PARKING

Building Placement

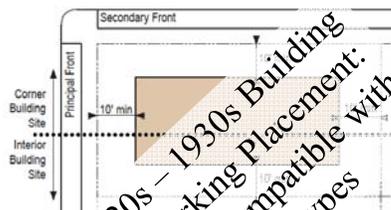


Parking Placement

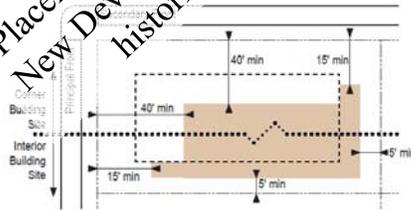


CONSERVATION OVERLAY SETBACKS AND PARKING

Building Placement



Parking Placement - Surface Lot



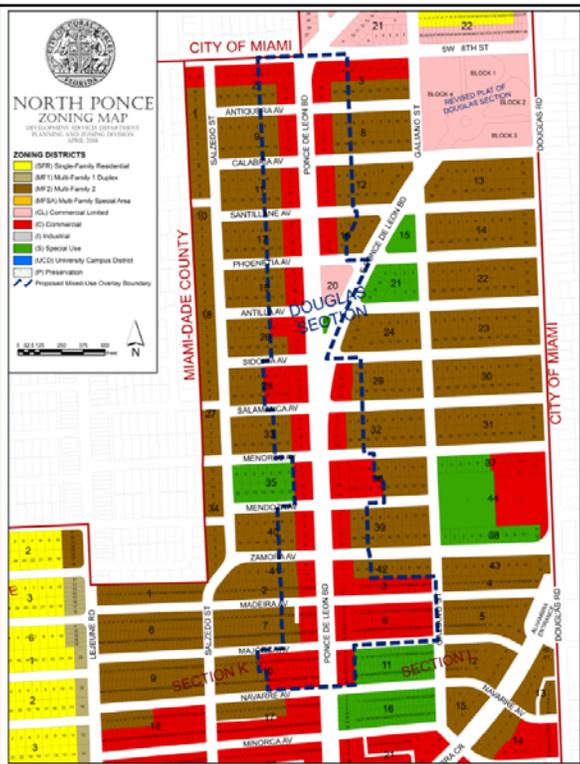
Current Regulations for Building Placement and Parking Placement: Front Yards Marked by Driveways and views of parking entrances

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

NORTH PONCE MIXED-USE OVERLAY

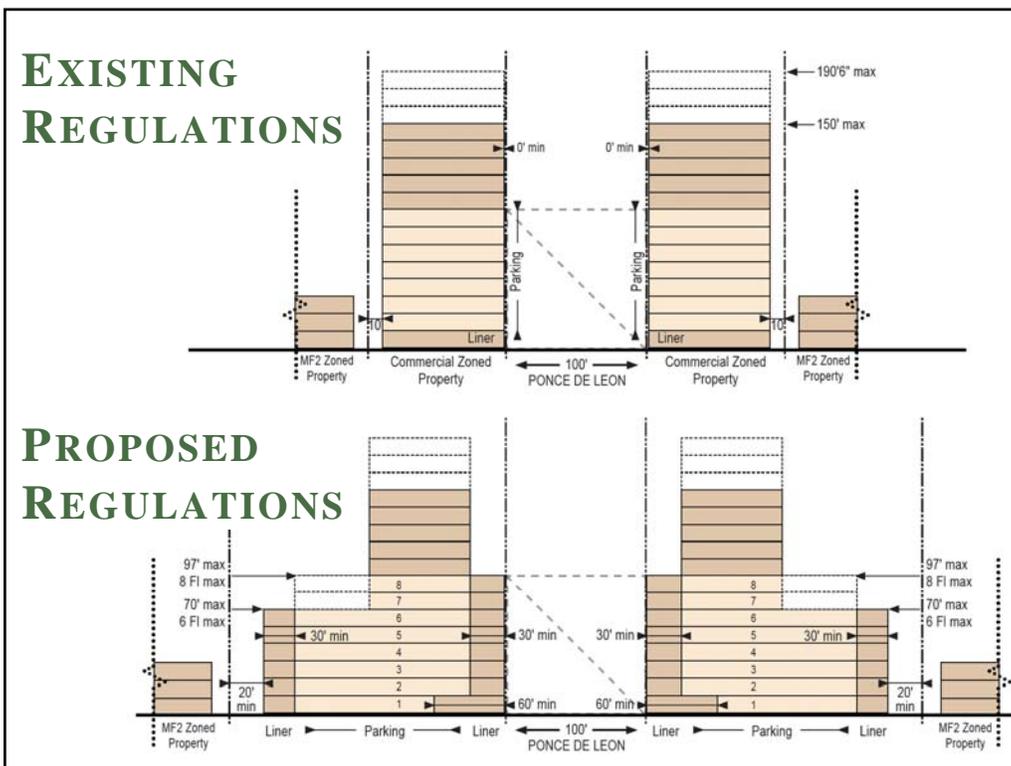


NORTH PONCE MIXED-USE OVERLAY



NORTH PONCE MIXED-USE OVERLAY

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



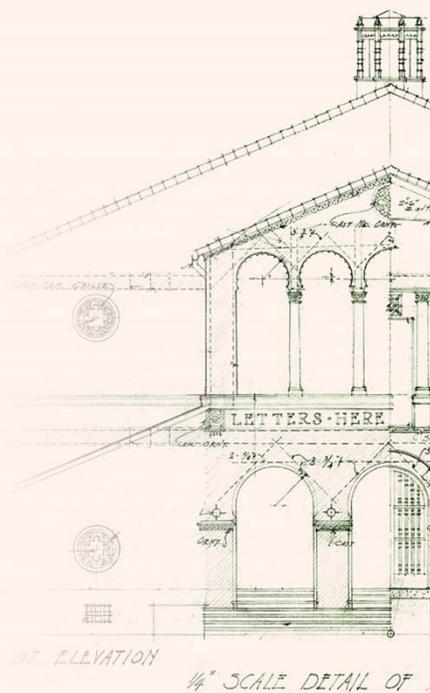


Obispo - Madeira Bicycle - Pedestrian Route



#3

CAPITAL IMPROVEMENTS



CAPITAL IMPROVEMENTS

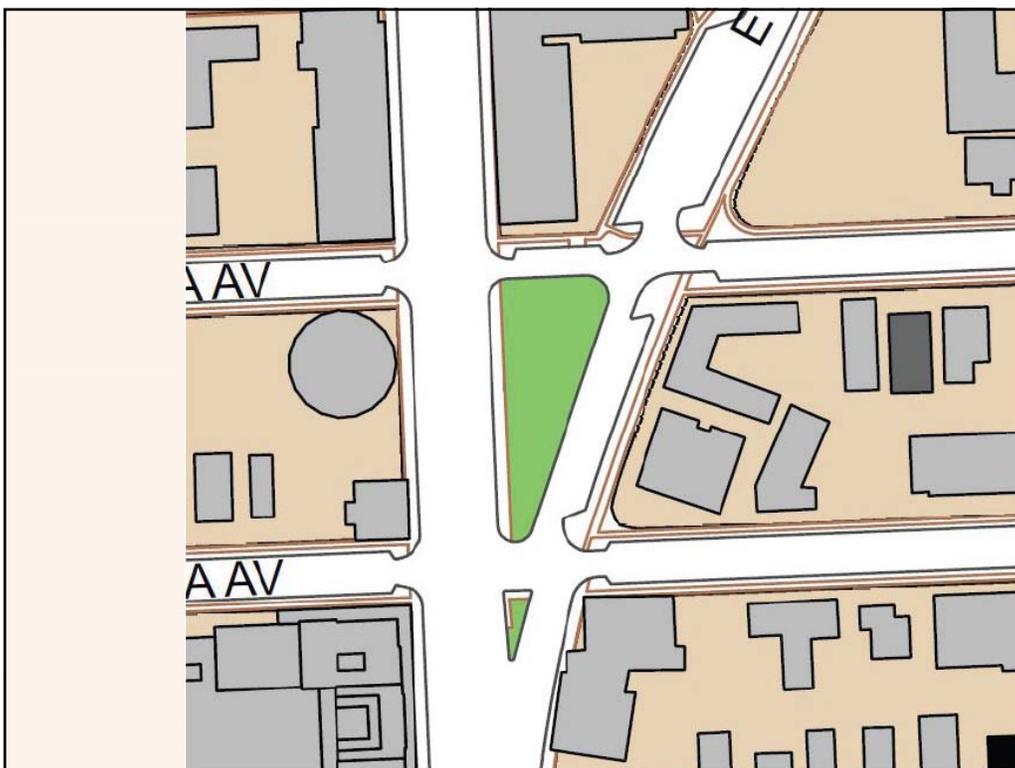
1. Landscaping and Open Space

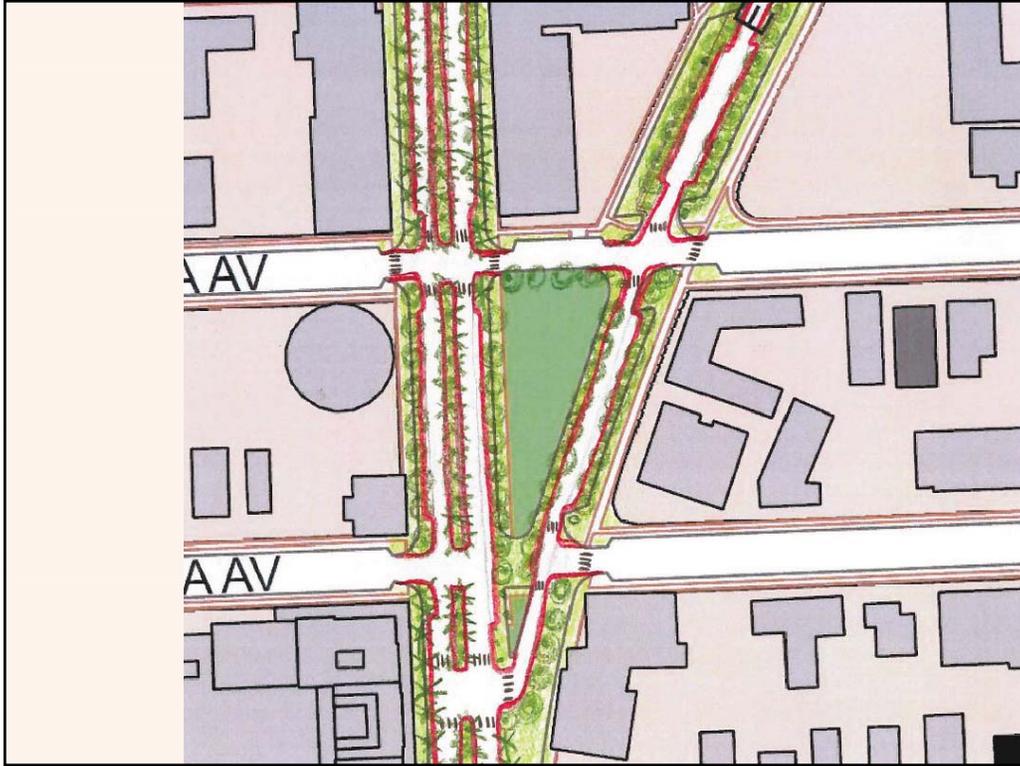
- *Parks Acquisition*
- *Tree Succession Plan*
- a. *Alhambra Circle – Fill in missing Royal Poinciana*
- b. *Madeira, Majorca, Navarre*
- c. *Portions of Zamora, Mendoza, Menores*

2. Bicycle and Pedestrian Mobility

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

3. Public Parking

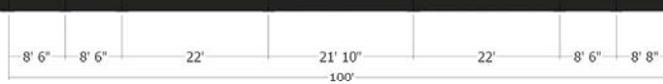




TREE SUCCESSION PLAN

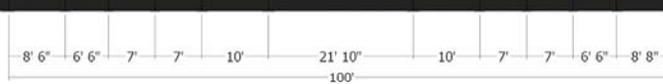


Existing Street Design



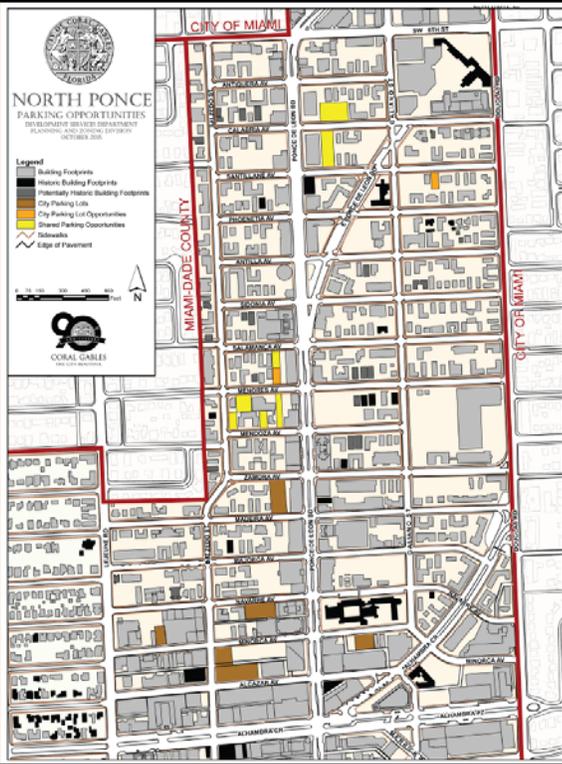
ALHAMBRA CIRCLE BICYCLE FACILITIES
KENNETH AND JENNIFER GARCIA,
RESIDENTS AND WORKSHOP PARTICIPANTS

Proposed Street Design



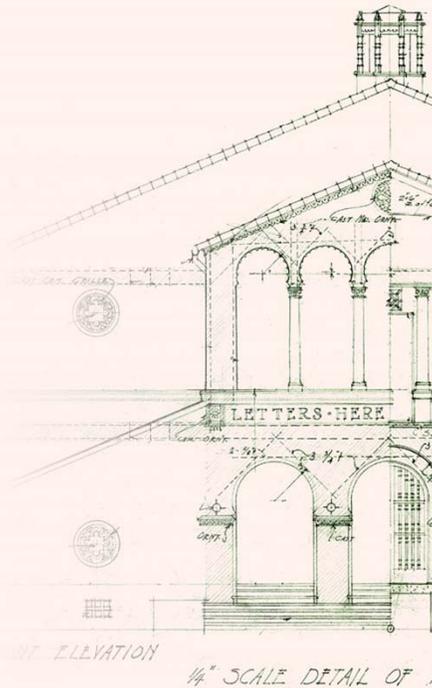
ALHAMBRA CIRCLE BICYCLE FACILITIES
KENNETH AND JENNIFER GARCIA,
RESIDENTS AND WORKSHOP PARTICIPANTS

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

