



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

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

#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

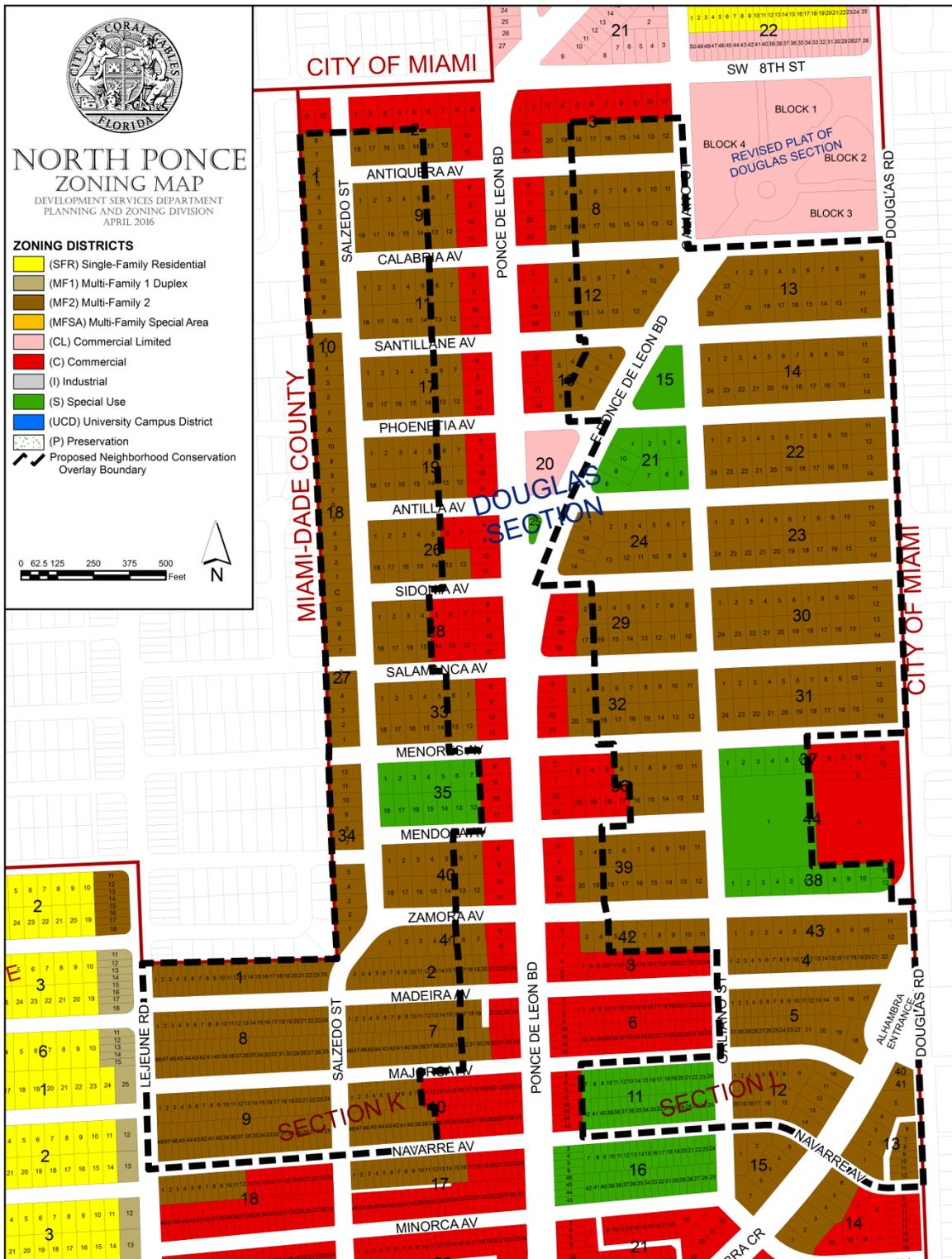
- i. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
- ii. The total Diameter at Breast Height (DBH) of all trees to be removed shall be replaced on site whenever possible, or planted within 500' of the subject property if it is not possible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

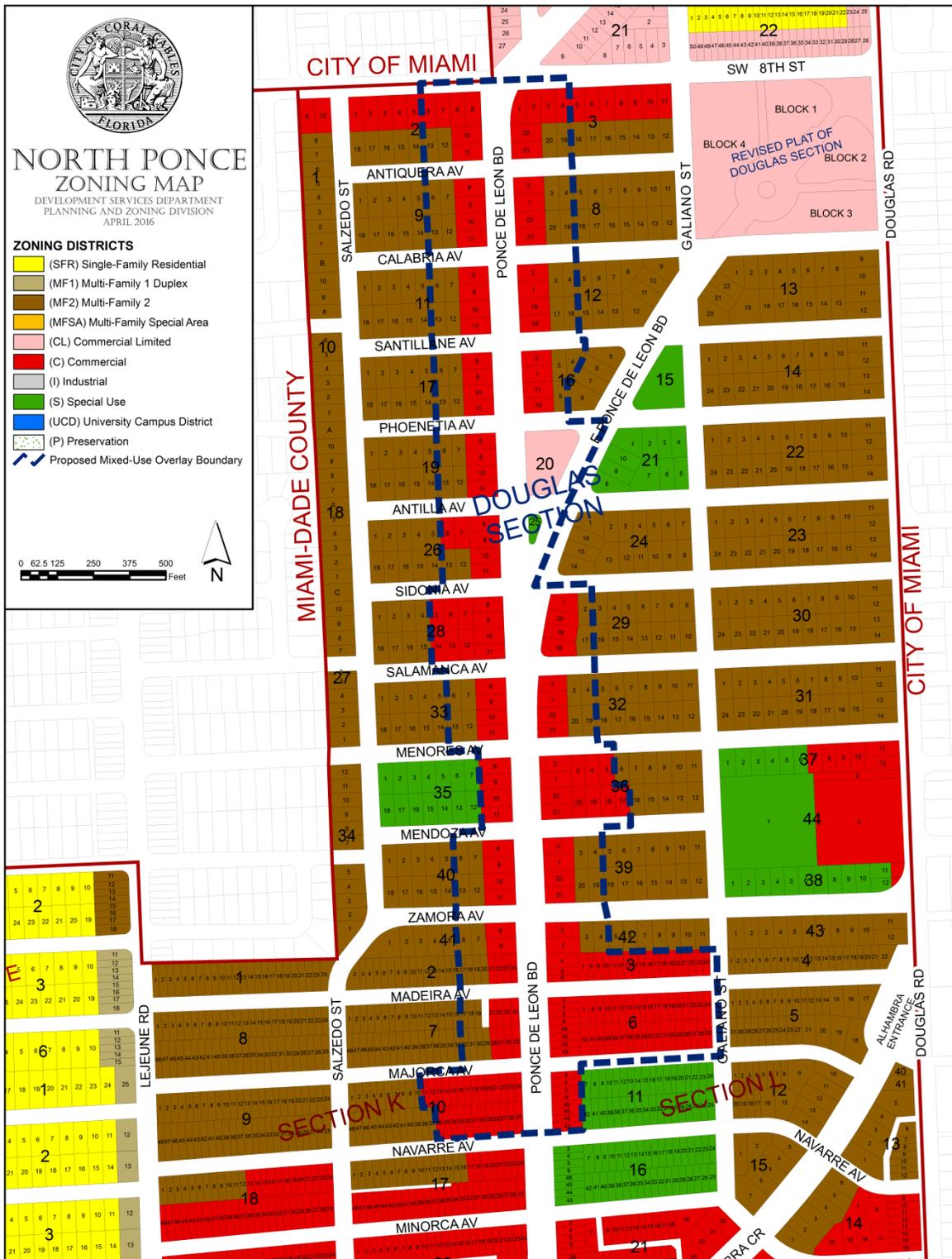
B. North Ponce Mixed-Use District Overlay

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

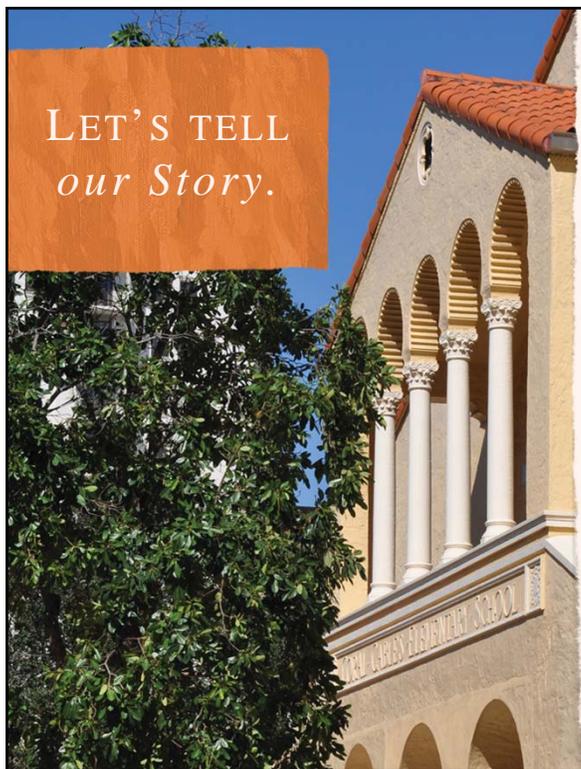
1. Local Designation of North Ponce Apartment Buildings Thematic District
 - a. Many 1920s apartment buildings already identified; update survey to account for 1920 – 1950 contributing buildings
2. Obispo – Madeira Bicycle – Pedestrian Route Study
3. Annexation Considerations
 - a. The area of Miami-Dade 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

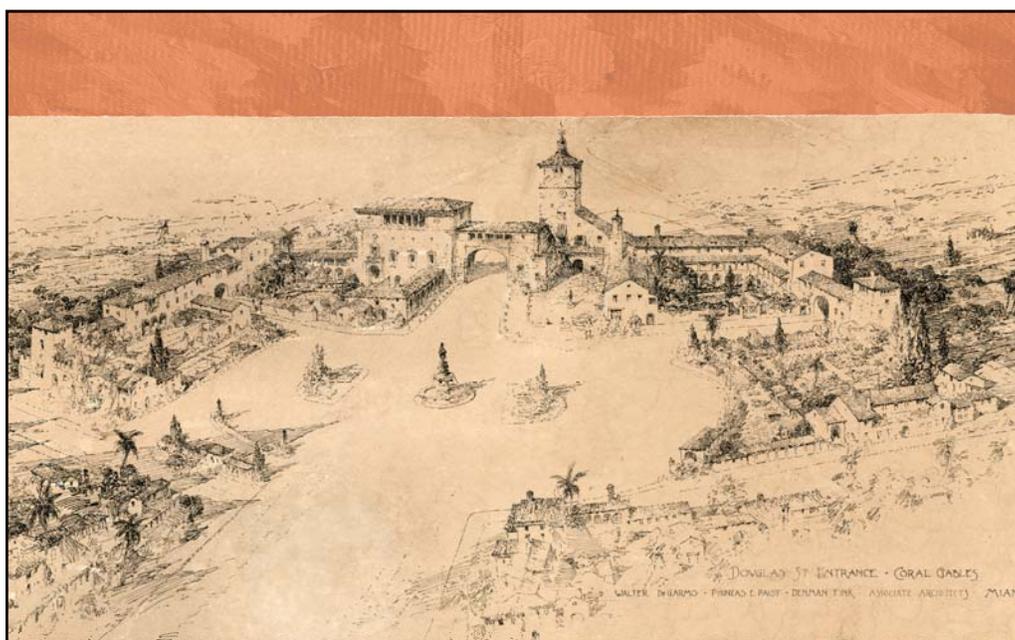
1. Civic Places
 - a. Encourage Community Meeting Space and Community Events at Women’s Club, local Churches, Coral Gables Preparatory Academy, Douglas Entrance
2. Ageless Community Programs
 - a. Safe walking routes – ADA accessible sidewalks and access to Coral Gables Trolley
 - b. Convenient pedestrian 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.

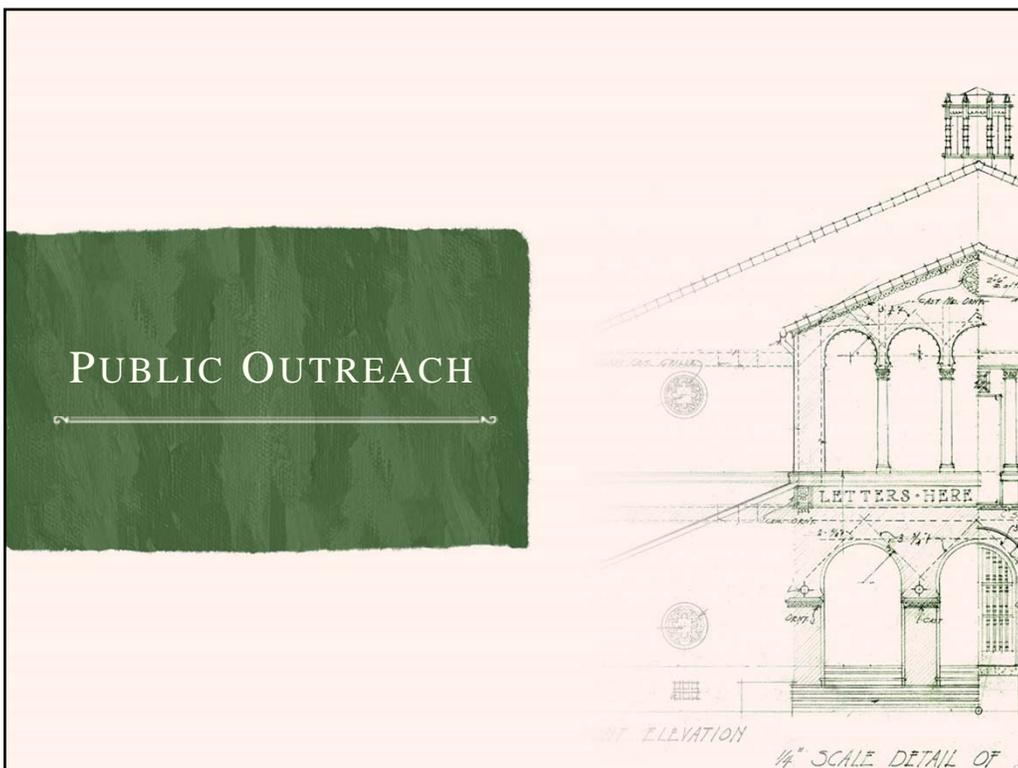
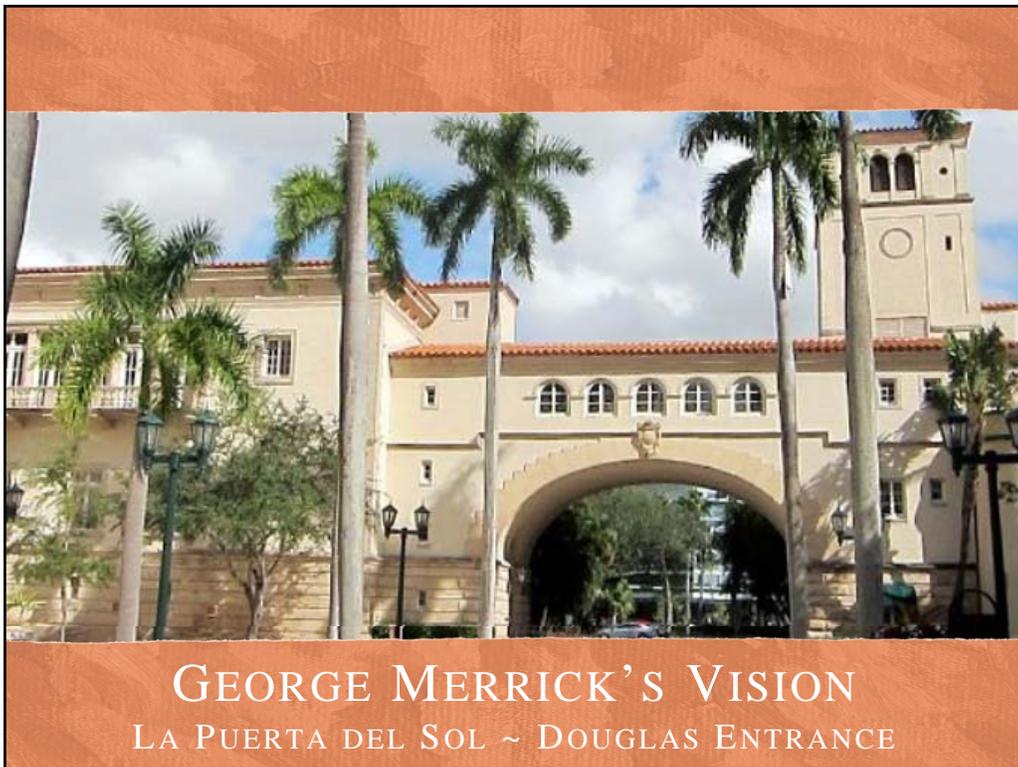
NORTH PONCE
COMMUNITY
MEETING

MAY 5, 2016



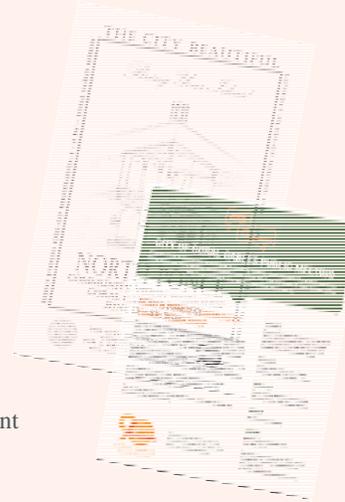
GEORGE MERRICK'S VISION
LA PUERTA DEL SOL ~ DOUGLAS ENTRANCE

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

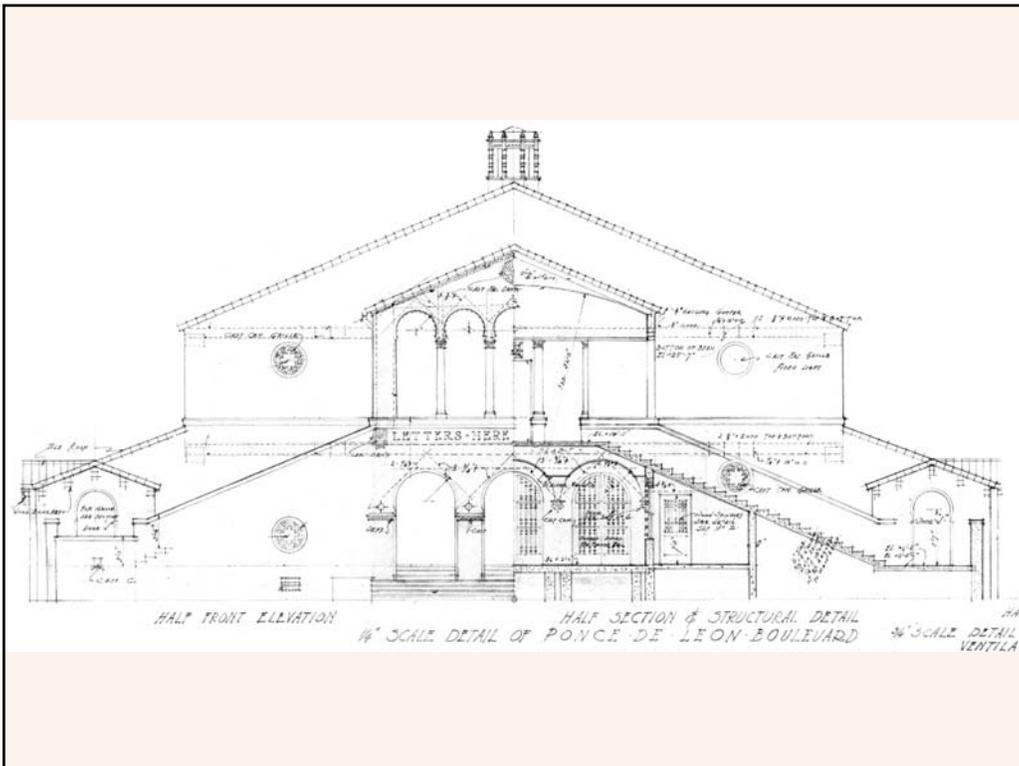
1. **October 28, 2014:** City Commission Discussion
2. **January 13, 2015:** City Commission Discussion
3. **June 12 – 13, 2015:**
Community Visioning Workshop
4. **August 25, 2015:** City Commission Discussion
5. **October 27, 2015:** City Commission Workshop
6. **April 12, 2016:** City Commission Discussion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











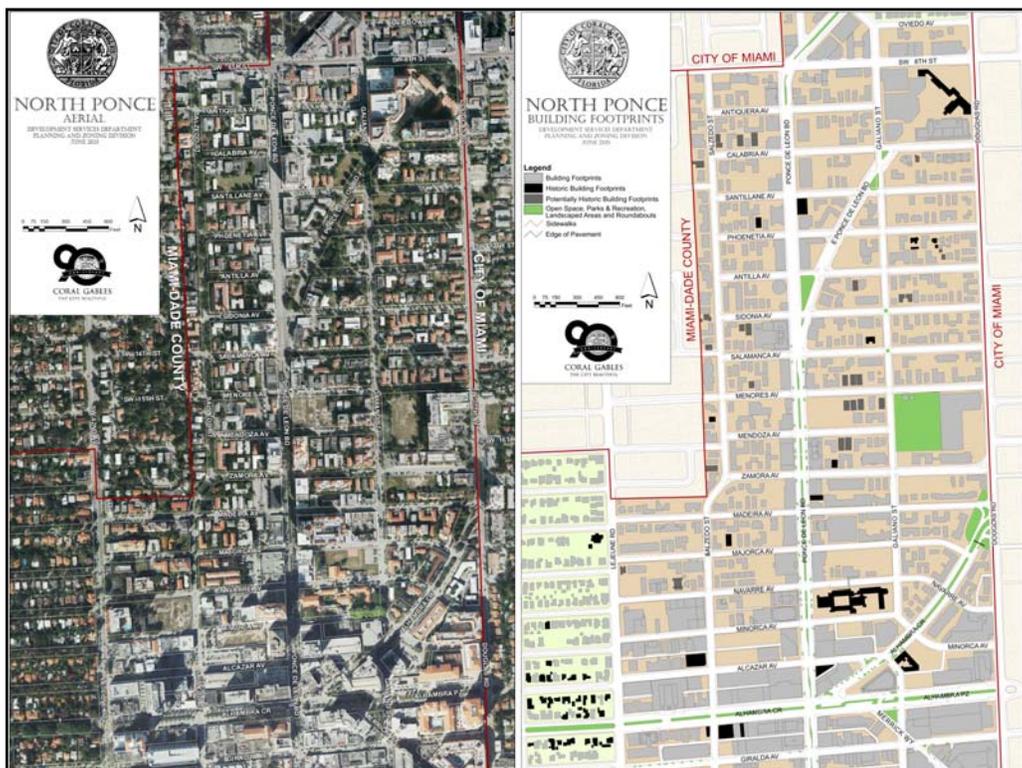
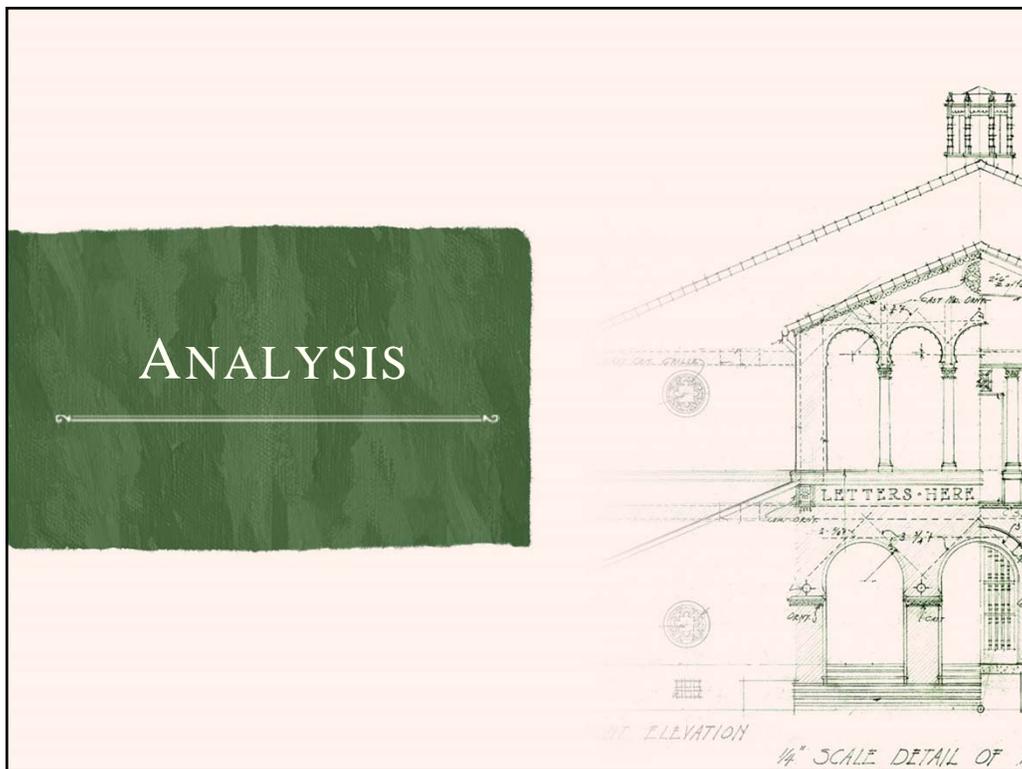














MAKING NORTH PONCE BETTER

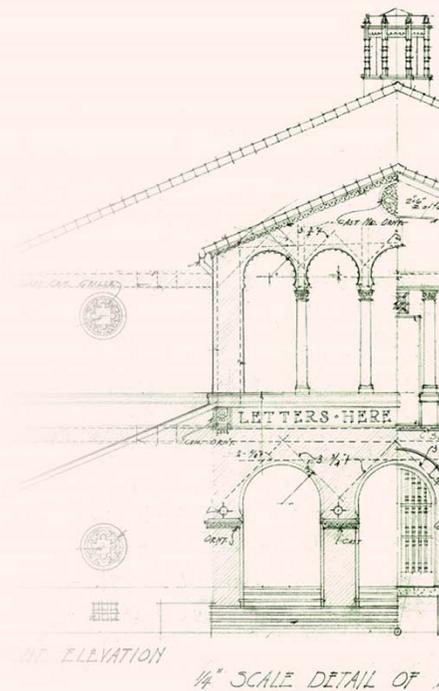
- *Conserve the garden character of neighborhood avenues*
- *Provide economic incentives to preserve historic buildings*
- *Improve existing parks and create new open spaces*
- *Fill in missing street trees to provide shade for pedestrians*
- *Foster partnerships with schools and other civic places*
- *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

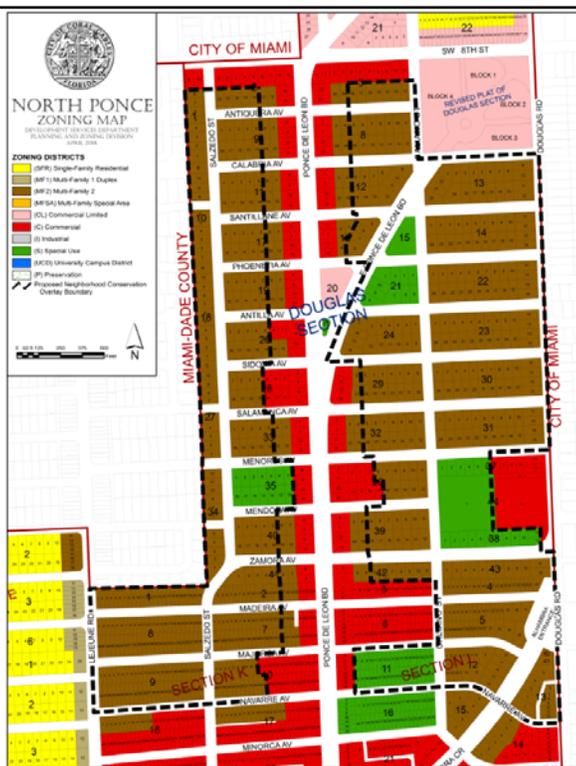
TWO ZONING OVERLAYS



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*

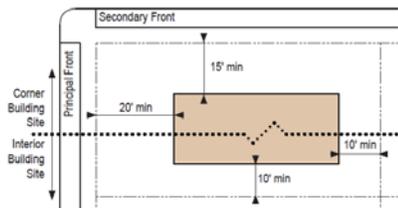
Development

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

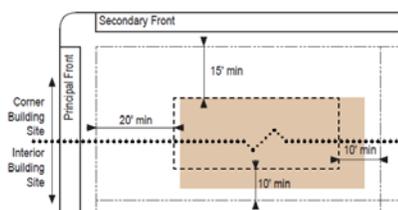


CURRENT ZONING SETBACKS AND PARKING

Building Placement

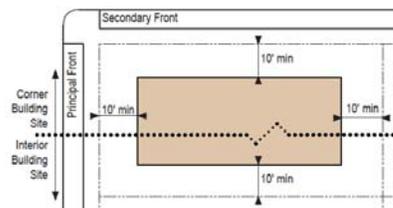


Parking Placement

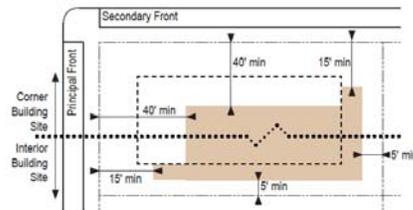


CONSERVATION OVERLAY SETBACKS AND PARKING

Building Placement

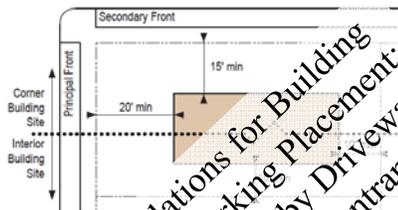


Parking Placement - Surface Lot



CURRENT ZONING SETBACKS AND PARKING

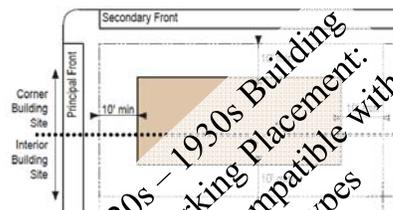
Building Placement



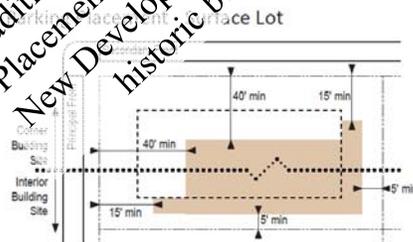
Current Regulations for Building Placement and Parking Placement: Front Yards Marked by Driveways and views of parking entrances

CONSERVATION OVERLAY SETBACKS AND PARKING

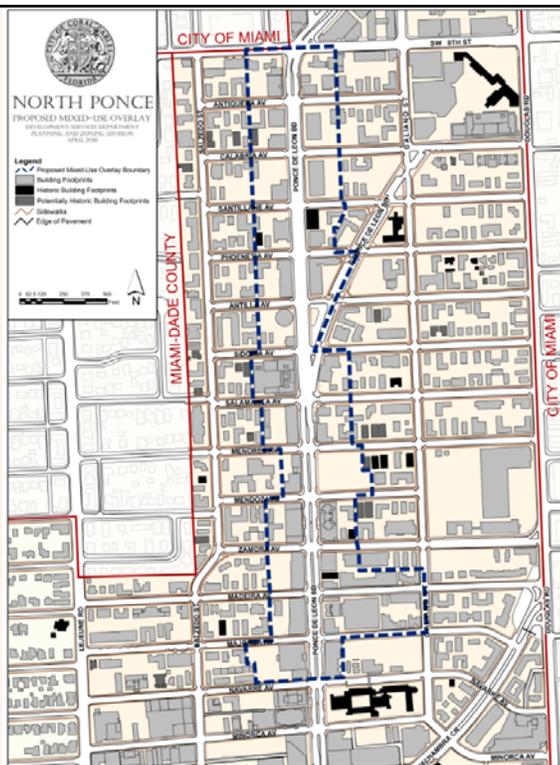
Building Placement



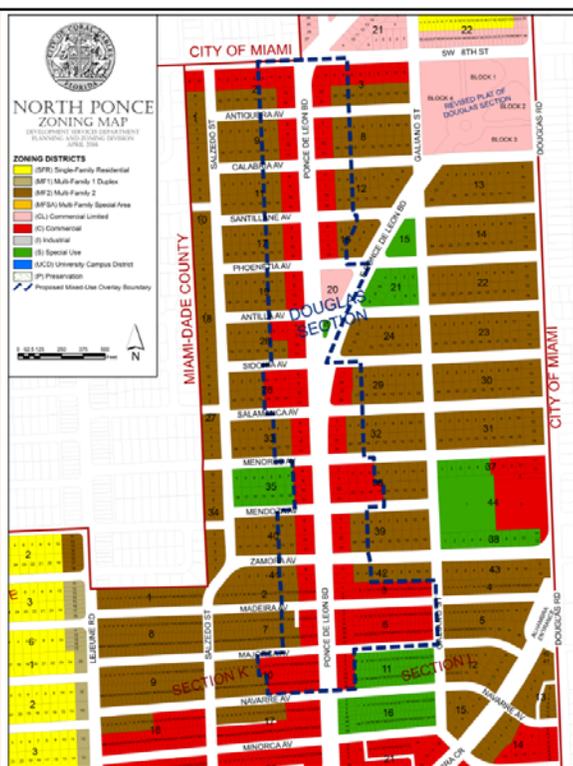
Traditional 1920s - 1930s Building Placement and Parking Placement: New Development compatible with historic building types



NORTH PONCE MIXED-USE OVERLAY

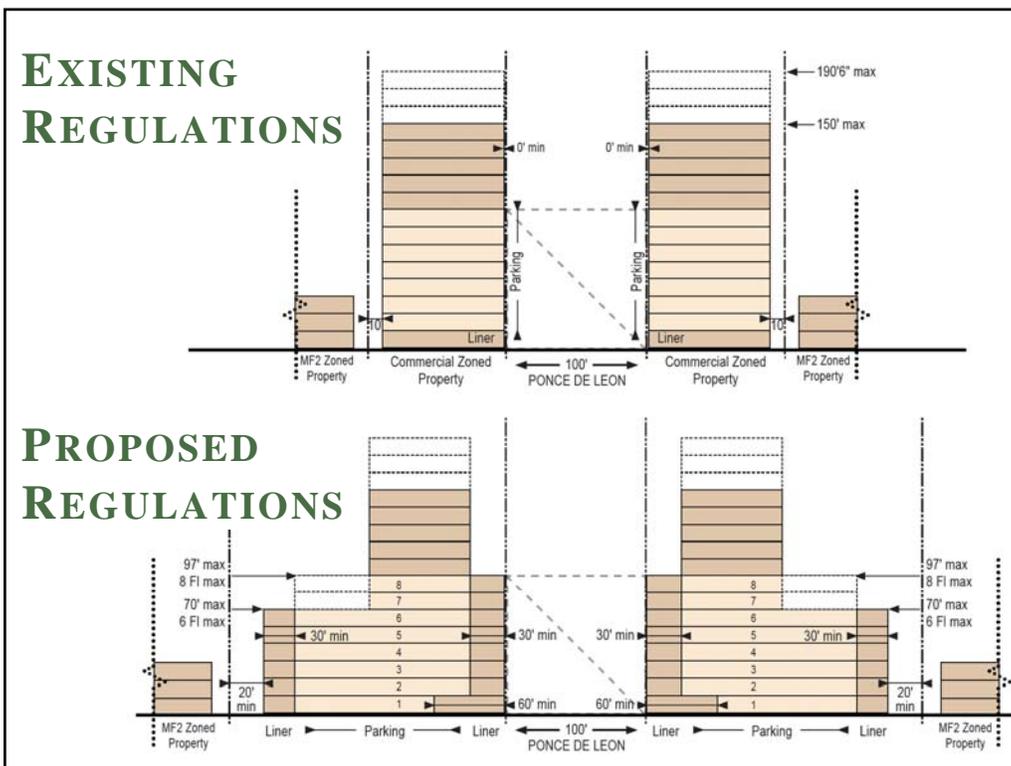


NORTH PONCE MIXED-USE OVERLAY



NORTH PONCE MIXED-USE OVERLAY

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



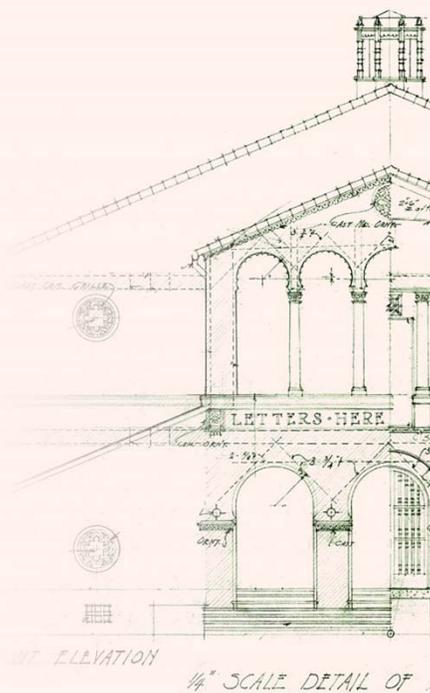


Obispo - Madeira Bicycle - Pedestrian Route



#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



Existing Street Design



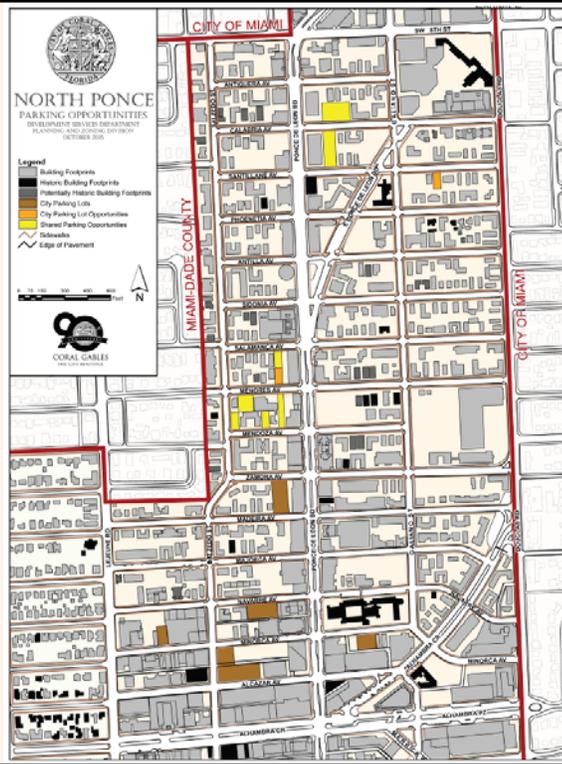
ALHAMBRA CIRCLE BICYCLE FACILITIES
KENNETH AND JENNIFER GARCIA,
RESIDENTS AND WORKSHOP PARTICIPANTS

Proposed Street Design



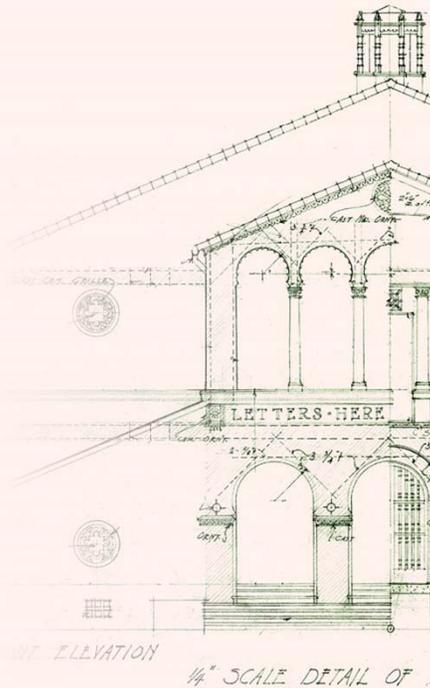
ALHAMBRA CIRCLE BICYCLE FACILITIES
KENNETH AND JENNIFER GARCIA,
RESIDENTS AND WORKSHOP PARTICIPANTS

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

