

LET'S TELL  
*our Story.*

# NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT

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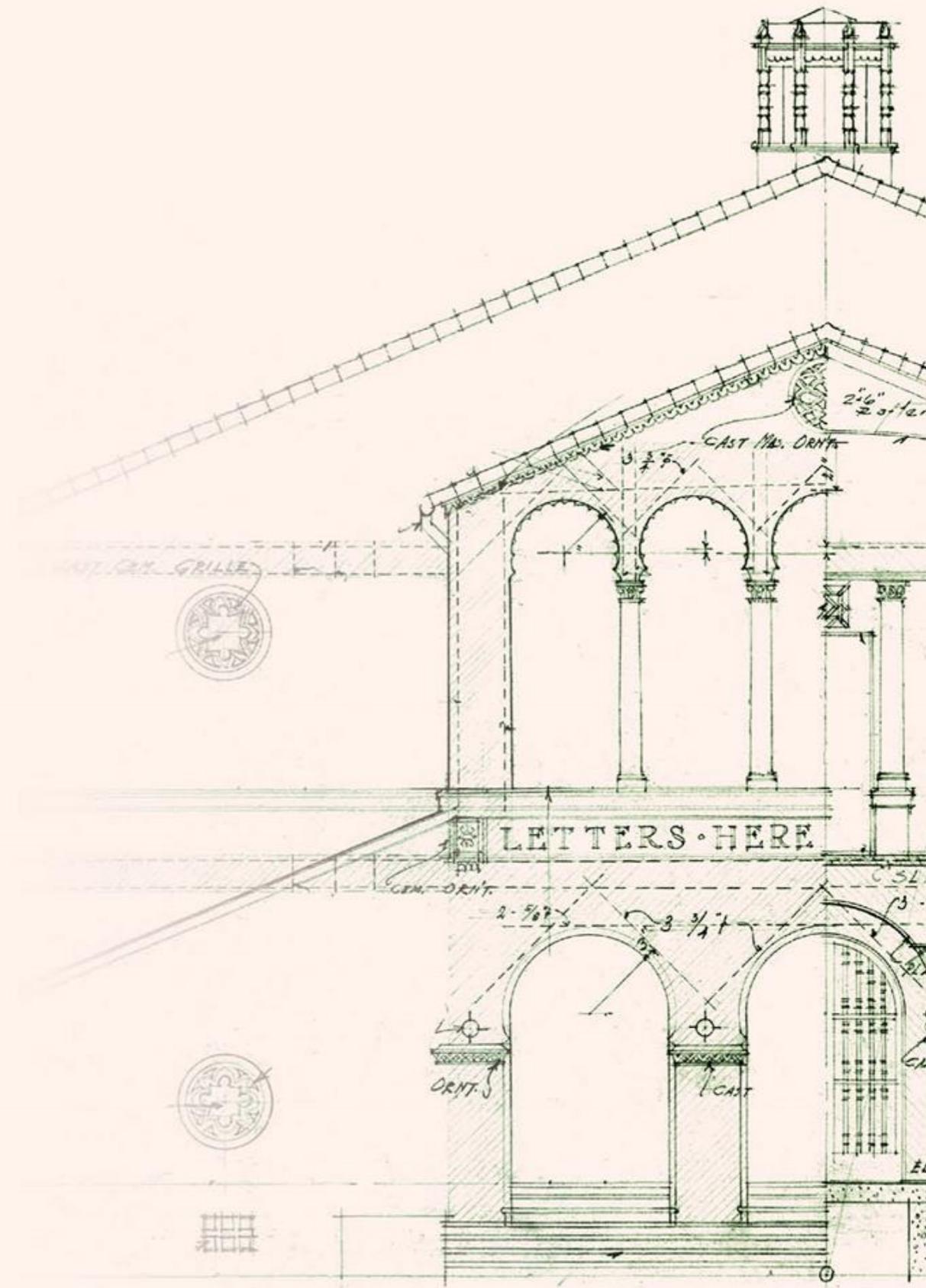
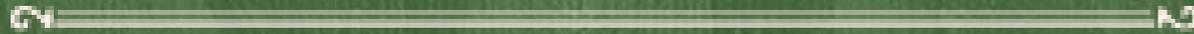
ZONING CODE TEXT  
AND MAP AMENDMENT

PLANNING AND  
ZONING BOARD

JULY 13, 2016



# PUBLIC OUTREACH



FRONT ELEVATION

1/4" SCALE DETAIL OF F

# PUBLIC NOTIFICATION: NORTH PONCE COMMUNITY PLANNING PROCESS

## Type

Special Town Hall E-News

Regularly Scheduled E-News (2x)

City Website - Upcoming Events (2x)

City Website - Master Calendar (2x)

Emails to homeowner associations (2x)

Flyers distributed to local businesses

Coral Gables TV promotion

Newspaper Advertisements (2x)

Miami Herald Neighbors Section Ad

Planning Website – North Ponce Webpage

Courtesy Mailed Notice to All Property Owners



# PUBLIC NOTIFICATION: NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT

<b>Type</b>	<b>Date</b>
North Ponce Neighborhood Conservation Overlay District Legal advertisement	07.01.16
North Ponce Neighborhood Conservation District Courtesy Notice Letters to Property Owners within area and within 1,000 feet	07.01.16
Posted agenda on City web page/City Hall	07.01.16
Posted Staff report on City web page	07.08.16

# PUBLIC MEETINGS

	Type	Date
1	City Commission Discussion	10.28.14
2	City Commission Discussion	01.13.15
3	<b>Community Visioning Workshop</b>	06.12.15 06.13.15
4	City Commission Discussion	08.25.15
5	City Commission Workshop	10.27.15
6	City Commission Discussion	04.12.16
7	<b>Community Planning Meeting</b>	05.05.16
8	Planning and Zoning Board Discussion	05.11.16
9	City Commission Implementation Discussion	06.14.16

# COMMUNITY VISIONING WORKSHOP

*June 12 – 13, 2015*



# COMMUNITY PLANNING MEETING

*May 5, 2016*



# COMMUNITY PLANNING MEETING



### WALKING TOUR WORKSHOP

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: 336 Ponce

- Circle it on your map and take a picture - tag it: #NorthPonceC
- What does the front yard look like? (lawn, garden wall, hedge, c  
shallow lawn w/ garden low garden wall
- Are there street trees? What kind?  
yes, shade trees
- Architectural Style?  
spanish/mediterranean
- Where is the parking and the driveway?  
on-street and in the back/side
- Did you see anyone walking or riding their bike in front of the building?  
driveway is very narrow on the side  
yes
- Are there windows or doors facing the street?  
yes - and a cute, detailed balcony!
- 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.

- Do you live or work within the North Ponce neighborhood? (please circle)  
 Live    Work    Other (explain)
- If so, for how long? 2 yrs
- What do you love most about the North Ponce neighborhood?  
historic, small buildings
- What aspects of the North Ponce neighborhood could be improved?  
shade trees; bike share; more on-street parking requirements (especially lower parking requirements)
- Of all the ideas you heard tonight, which ideas excited you the most?  
Liners on large buildings  
Zip car coming to Coral Gables
- Additional Comments and Suggestions: (continue on back if needed)  
add that developers can pay into the 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.

- 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 GABLES)
- What do you love most about the North Ponce neighborhood?  
VERY WALKABLE, DIVERSE AND GREAT SCALE
- 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
- 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
- Additional Comments and Suggestions: (continue on back if needed)  
- FWD 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

# COMMUNITY VISION:

- *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.*

# PLANNING AND ZONING STRATEGIES

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

# IMPLEMENTATION: STEP ONE (SUMMER 2016)

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*1. Neighborhood Conservation District –*

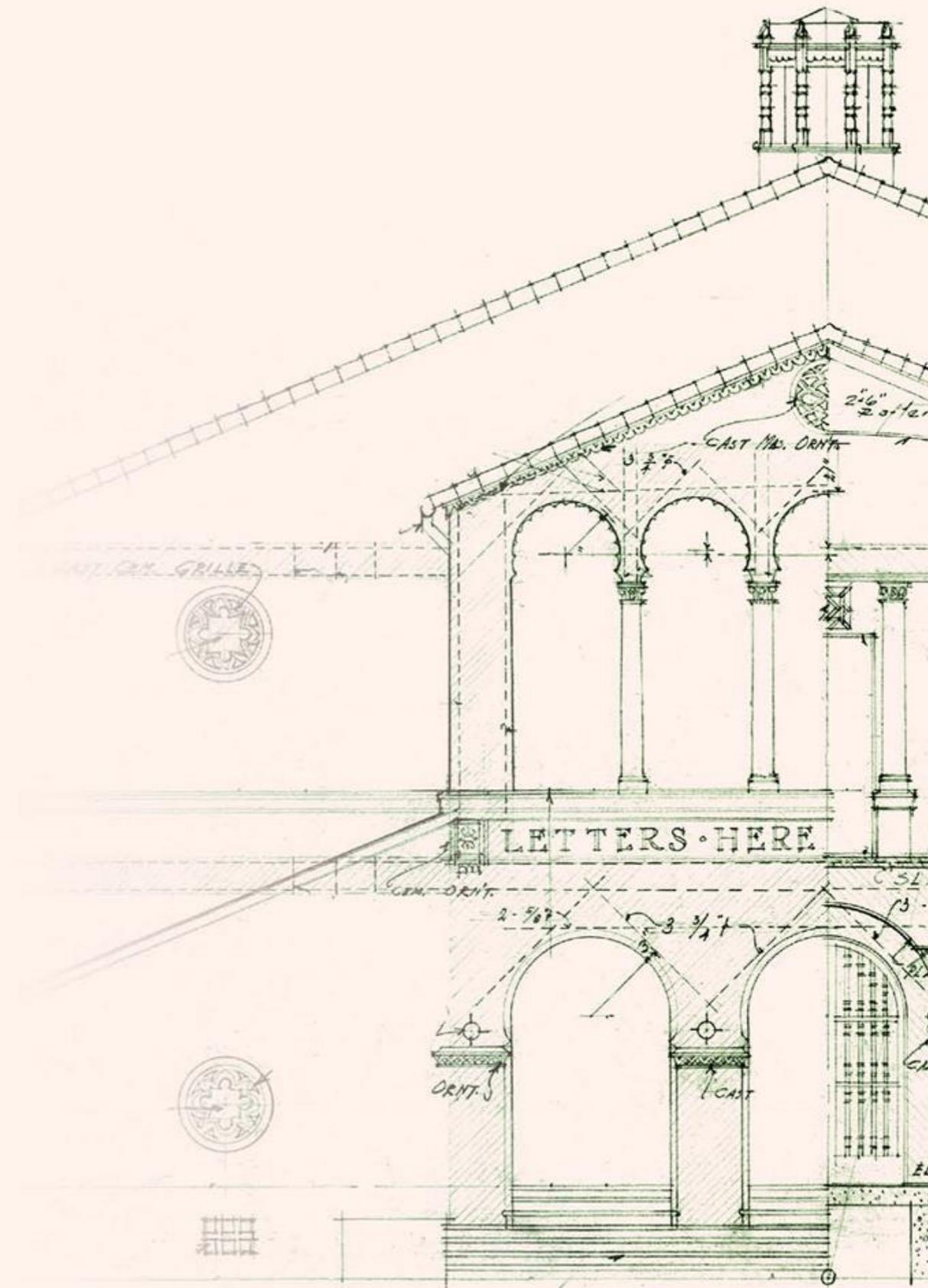
*Zoning Text and Map Amendment*

*2. Bed and Breakfast Establishments –*

*Zoning Code Text Amendments*

# ZONING MAP AMENDMENT

## *NCD Boundary*



FRONT ELEVATION

1/4" SCALE DETAIL OF F



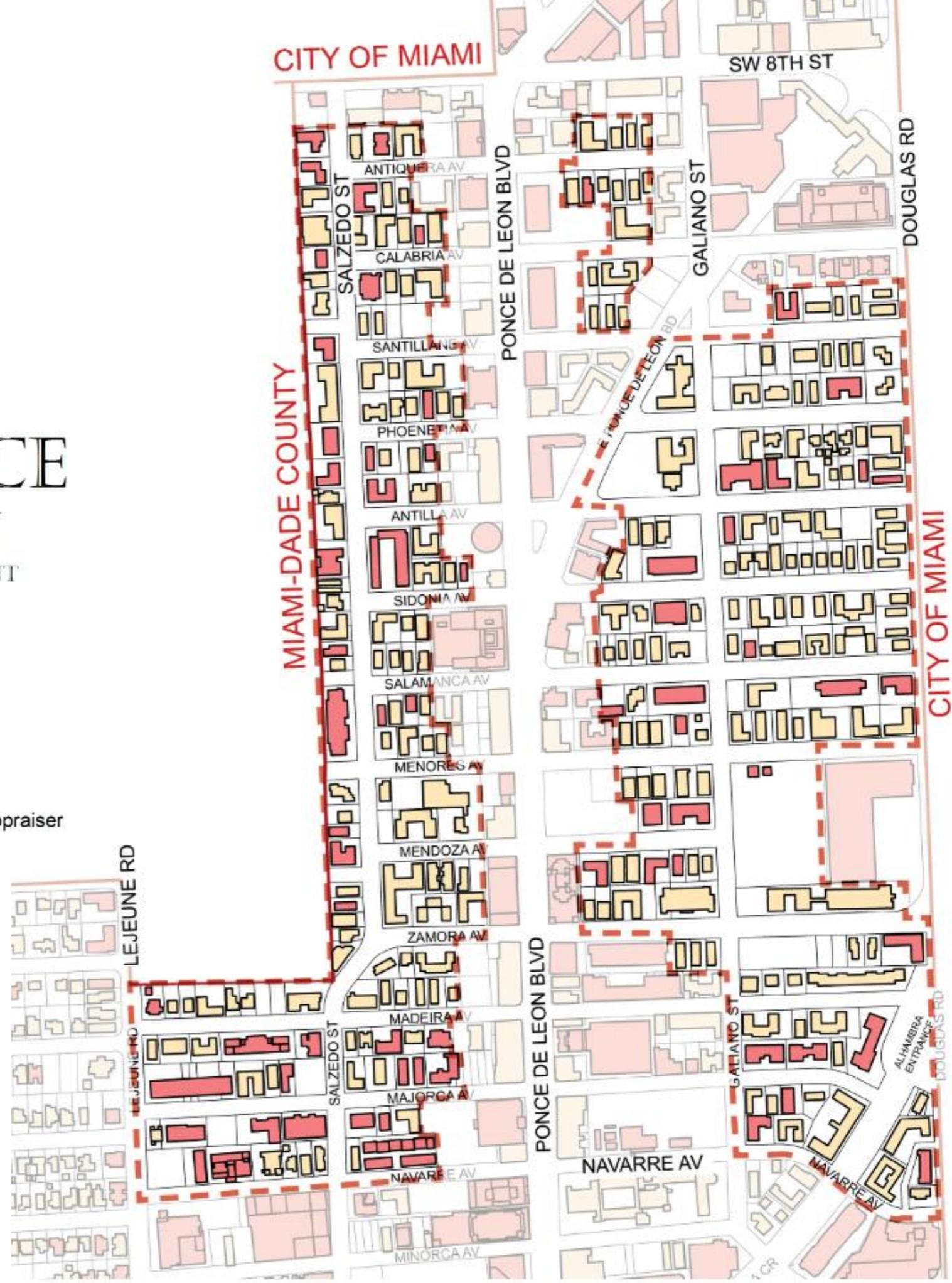
# NORTH PONCE YEAR BUILT STUDY

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
APRIL 2016

## LEGEND

-  Built on or before 1963\*
-  Built after 1963\*

\*Information provided by Miami-Dade County Property Appraiser

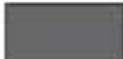




# NORTH PONCE BUILDING FOOTPRINTS

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





# NORTH PONCE AERIAL

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
JUNE 2015





# NORTH PONCE ZONING MAP

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
JUNE 2015

## ZONING DISTRICTS

-  (SFR) Single-Family Residential
-  (MF1) Multi-Family 1 Duplex
-  (MF2) Multi-Family 2
-  (MFSA) Multi-Family Special Area
-  (CL) Commercial Limited
-  (C) Commercial
-  (I) Industrial
-  (S) Special Use
-  (UCD) University Campus District
-  (P) Preservation
-  (CBD) Central Business District
-  City Limits





# NORTH PONCE FUTURE LAND USE MAP

DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
JUNE 2015

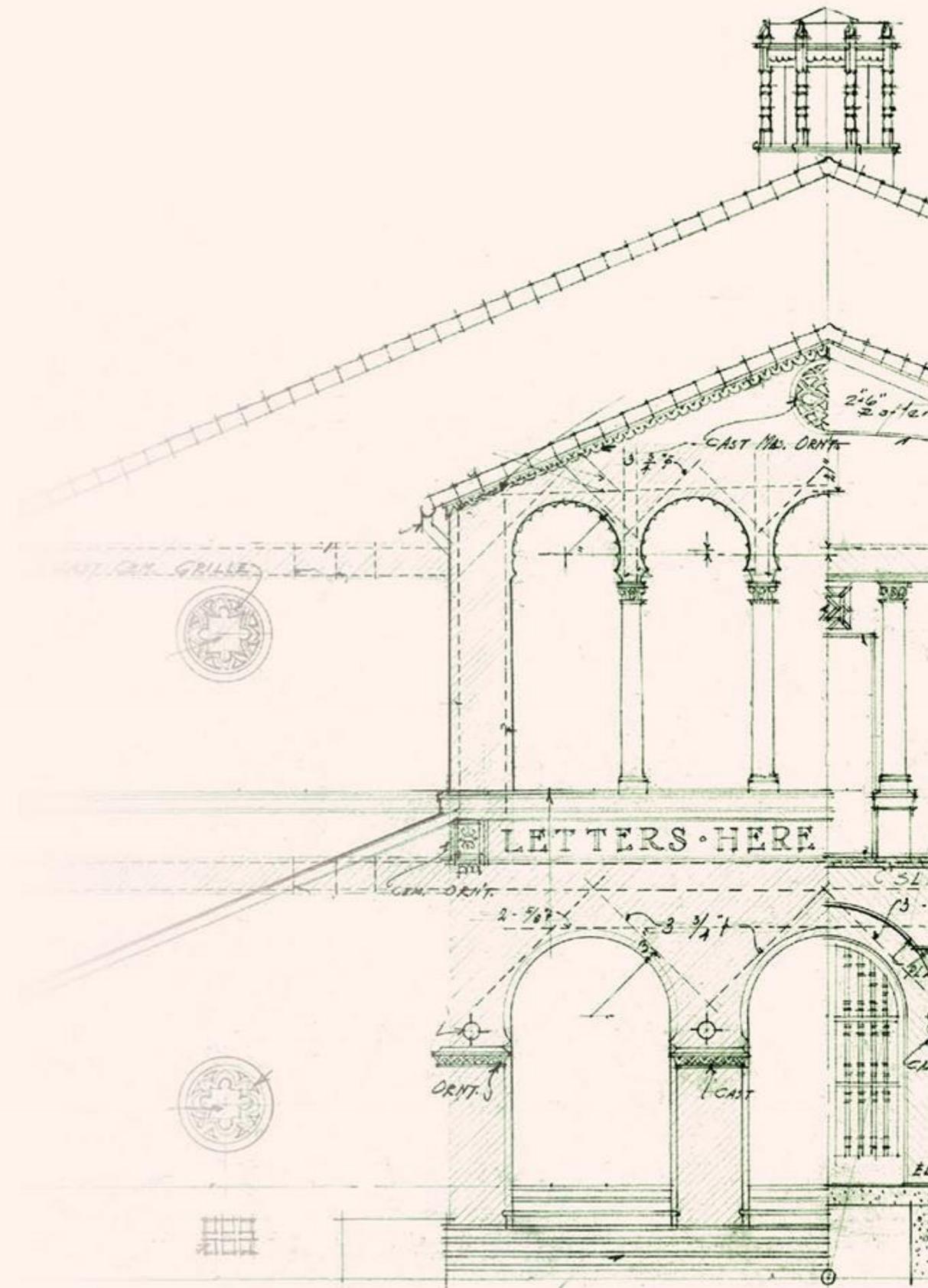
## LAND USE CLASSIFICATIONS

- Single-Family Low Density (8 Units/Acre)
- Single-Family High Density (9 Units/Acre)
- Multi-Family Duplex Density (9 Units/Acre)
- Multi-Family Low Density (50 Feet; 20 Units/Acre)
- Multi-Family Medium Density (70 Feet; 40 Units/Acre)
- Multi-Family High Density (150 Feet; 80 Units/Acre)
- Commercial Low-Rise Intensity (50 Feet; 3.0 FAR)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 FAR)
- Commercial High-Rise Intensity (150 Feet; 3.0 FAR)
- Industrial (70 Feet; 3.0 FAR)
- Education (2.0 FAR)
- Parks and Recreation (2.0 FAR)
- Open Space (0.0 FAR)
- Conservation Areas (0.0 FAR)
- Public Buildings and Grounds (2.0 FAR)
- Hospital (2.0 FAR)
- Religious/Institutional (2.0 FAR)



# ZONING CODE TEXT AMENDMENT

*North Ponce Neighborhood  
Conservation District*



1/4" SCALE DETAIL OF F

# NEW CONSTRUCTION OF LARGE BUILDINGS

(PROPERTIES LARGER THAN  
20,000 SQUARE FEET):

NO CHANGES TO EXISTING  
SETBACKS, HEIGHT, DENSITY,  
FLOOR AREA RATIO

# NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT

1. **Historic Buildings:** *Historic Designation Benefits Program*
2. **Pre-1964 Buildings:** *Staff Review of Modifications for Neighborhood Compatibility; Benefits*
3. **New Small Buildings:** *Modified Standards to be Compatible with Original Building Typologies*
4. **Landscape Standards:** *Front yards and courtyards, tree protections, driveway and parking location requirements*



# #1 HISTORIC PRESERVATION BENEFITS PROGRAM

# DESIGNATION BENEFITS

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## **Additional Uses:**

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

## **Parking:**

- *Parking waiver*
- *Remote parking program*
- *Discounted public parking rate*

## **Economic Incentives:**

- *TDR Sending Site*
- *Rehabilitation Tax Exemption*
- *Commercial / Non-profit Tax Exemption*

## **Signage:**

- *Free-standing signs permitted*



**#2 GARDEN APARTMENT  
CONSERVATION PROGRAM**

# CONSERVATION PROGRAM

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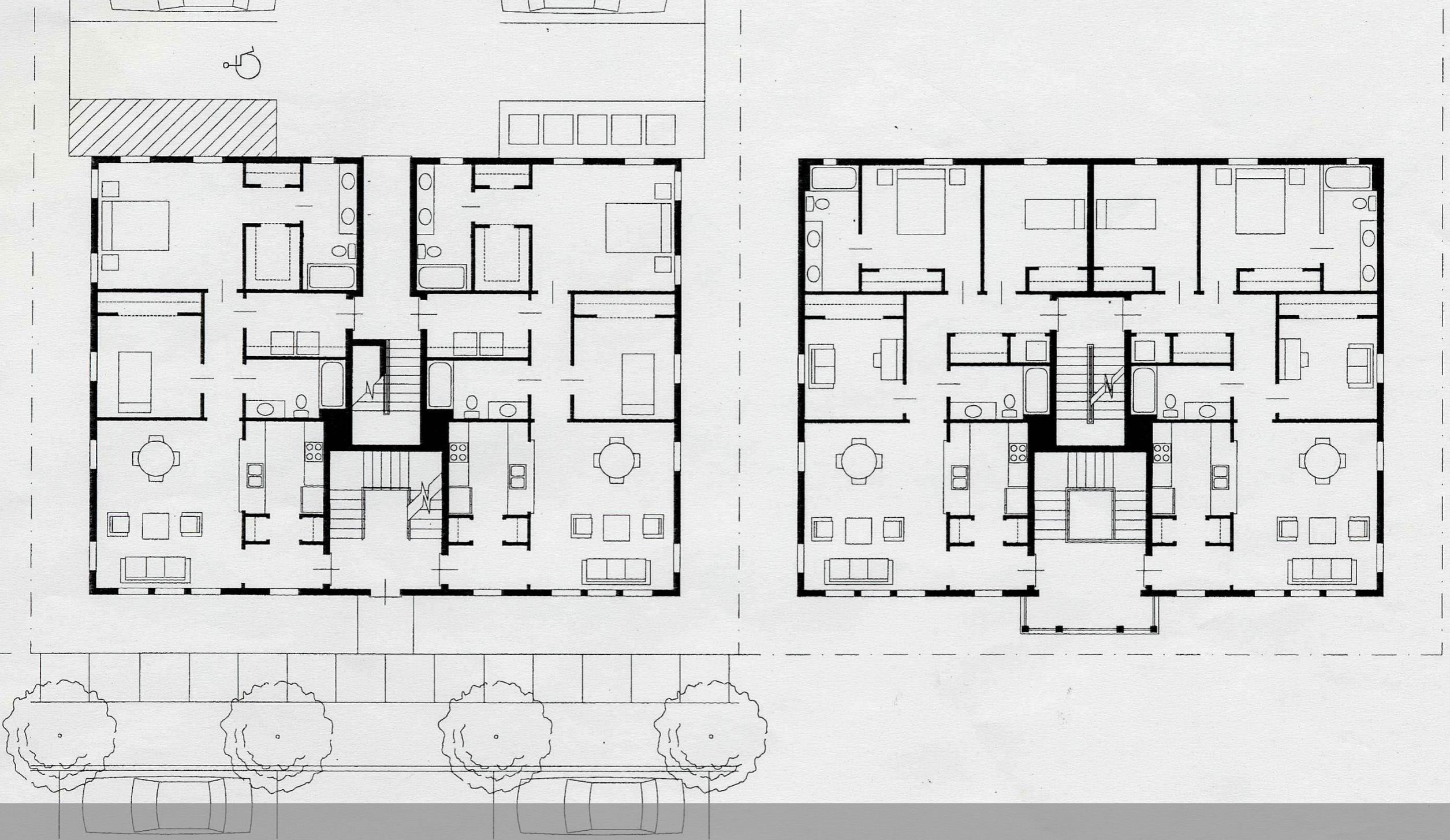
## **Historic Preservation Staff Review:**

- *Exterior Architectural Features*
- *Open Space*
- *Site Work*

## **Variations for Rear and Side Additions and Auxiliary Buildings:**

- *Variations for Density, FAR, Open Space, Setbacks*
- *Parking Management Plan*

100-0



# #3 SMALL-SCALE NEW CONSTRUCTION

# SMALL-SCALE NEW CONSTRUCTION

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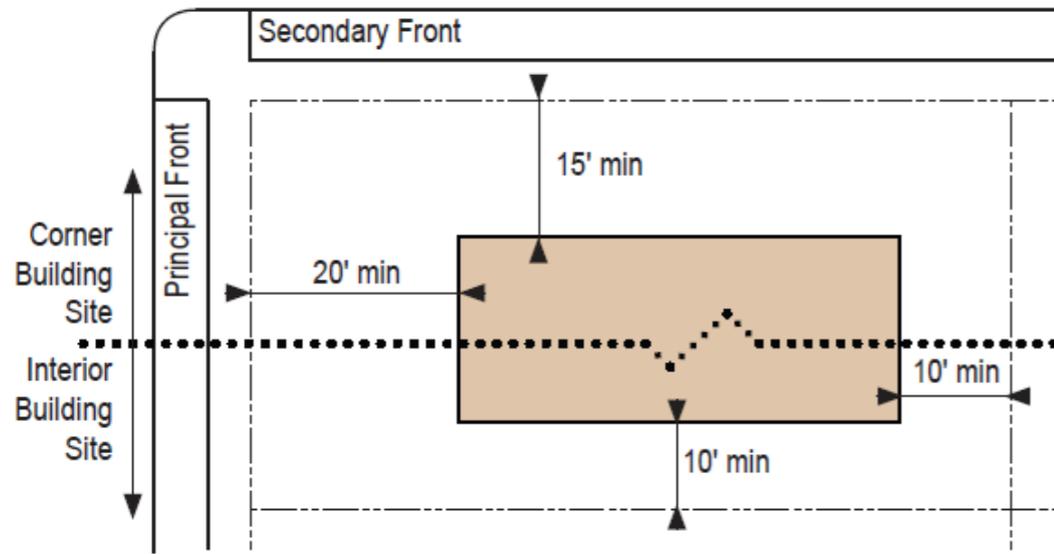
**Updated Standards to be  
compatible with traditional  
North Ponce Garden**

## **Apartment Building Types**

- *Building Setback*
- *Ground Area Coverage*
- *Building Height*
- *Parking Location*

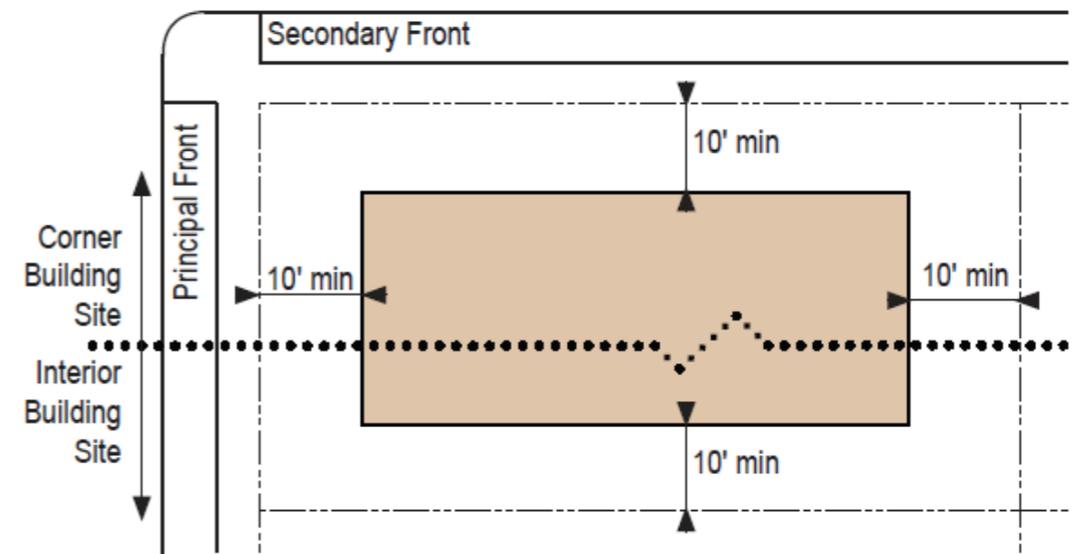
# CURRENT ZONING SETBACKS AND PARKING

## Building Placement

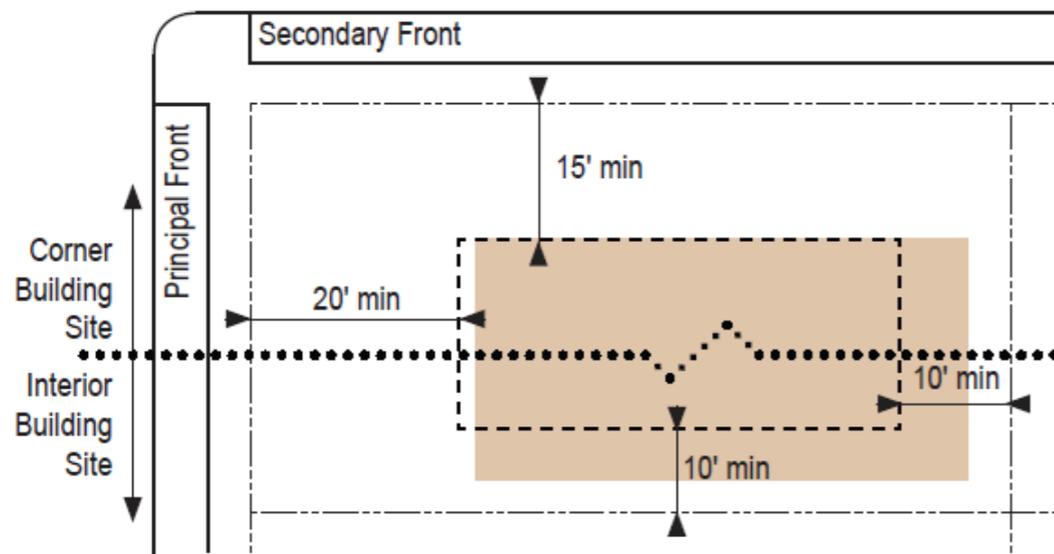


# CONSERVATION DISTRICT SETBACKS AND PARKING

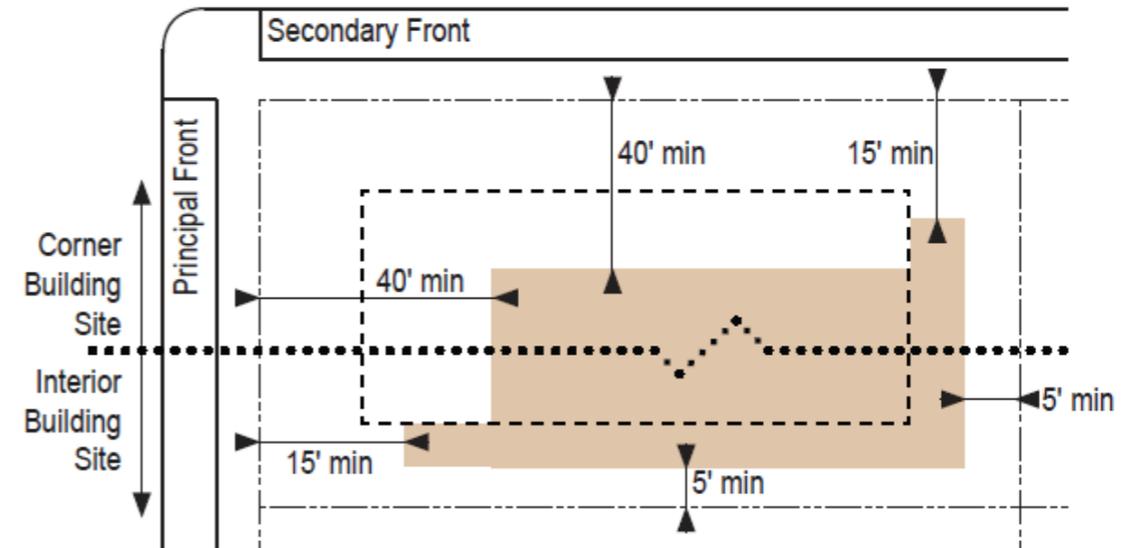
## Building Placement



## Parking Placement

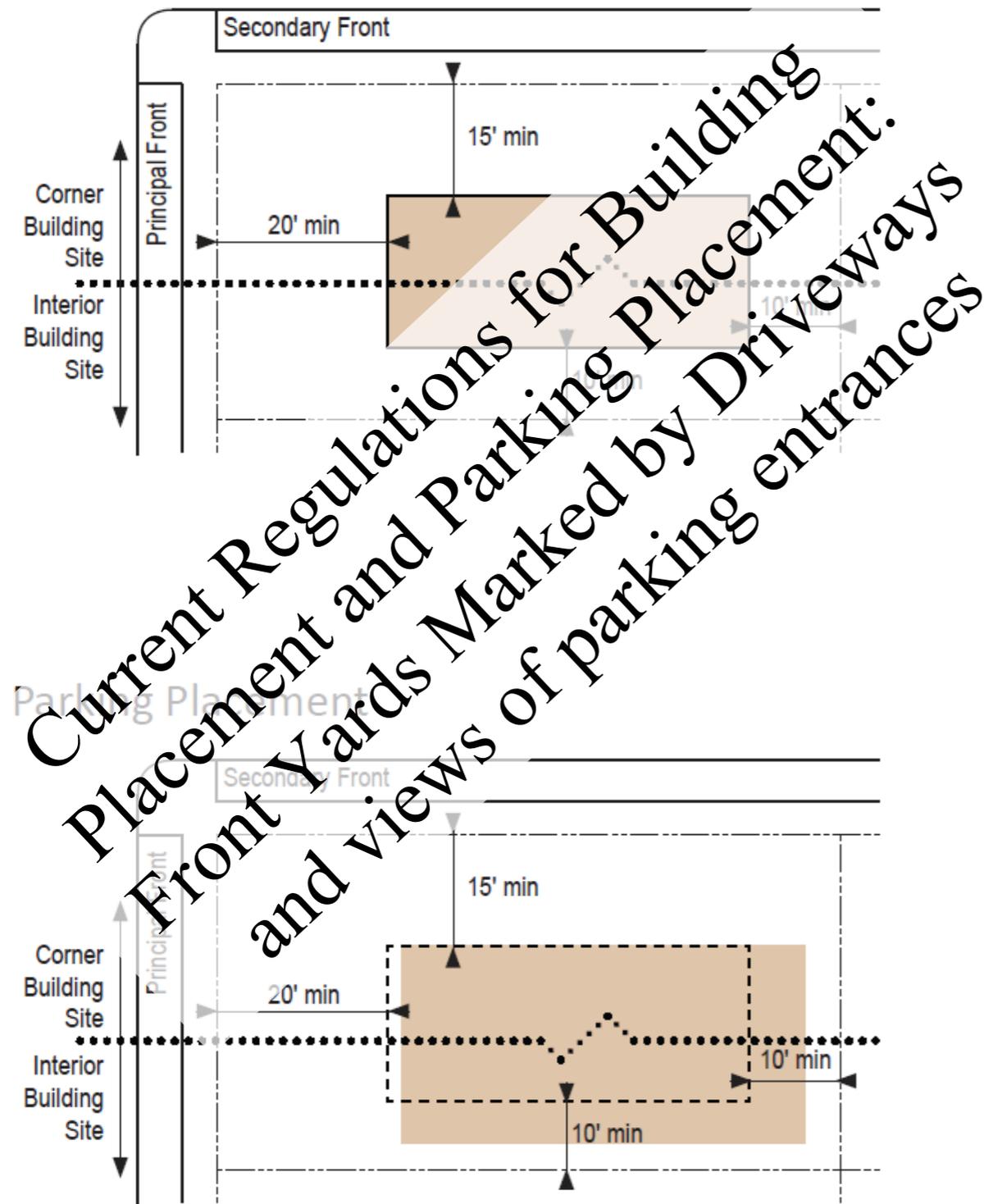


## Parking Placement - Surface Lot



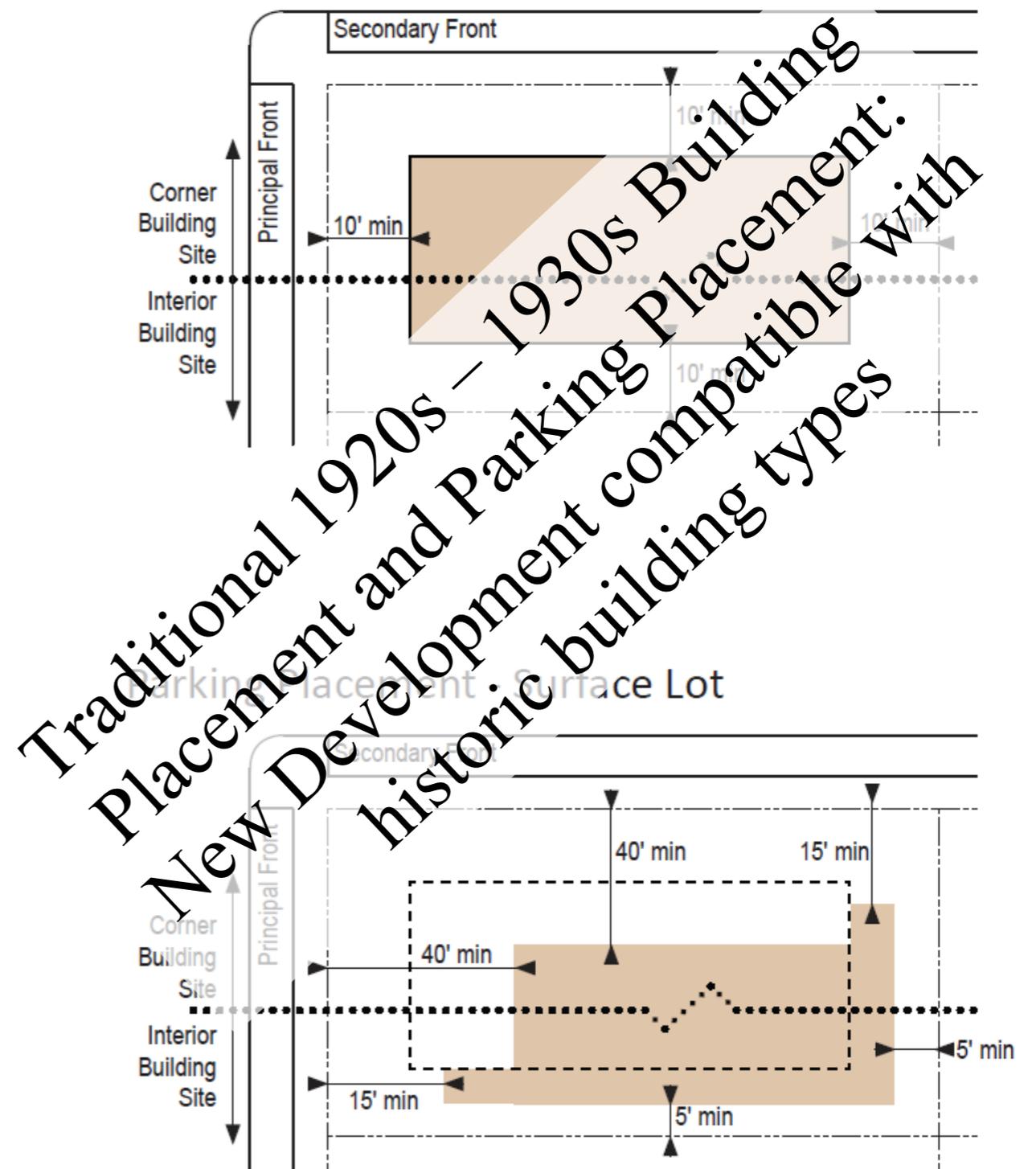
# CURRENT ZONING SETBACKS AND PARKING

Building Placement



# CONSERVATION DISTRICT SETBACKS AND PARKING

Building Placement





# #4 LANDSCAPE STANDARDS

# LANDSCAPE STANDARDS

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## **Front Yards and Courtyards:**

- *No fences, walls or hedges*
- *Landscaping required*
- *Open-air courtyards encouraged*
- *One shade tree required for every 50 feet of street frontage*

## **Tree Protection:**

- *Specimen trees shall be preserved or relocated on site*
- *Trees removed shall be mitigated on site or within 500 feet of the property*

## **Driveway / Parking:**

- *Limits the size and location of driveways*
- *Parking must be screened behind buildings or by landscaping*

# INAPPROPRIATE FRONT YARD

- *Parking and driveways*
- *Solid wall at the sidewalk*
- *Insufficient landscaping*



# OPEN LAWN WITH DRIVEWAY



# OPEN LAWN WITH LANDSCAPED COURTYARD



# STAFF FINDINGS AND RECOMMENDATION

Staff finds that all of the required criteria for Zoning Code Text Amendments and Zoning Map Amendments are **satisfied**.

Staff finds that the proposed Zoning Code Text Amendments and Zoning Map Amendments are **consistent** with the Comprehensive Plan.

The Planning and Zoning Division recommends **approval**.

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*our Story.*

# NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT

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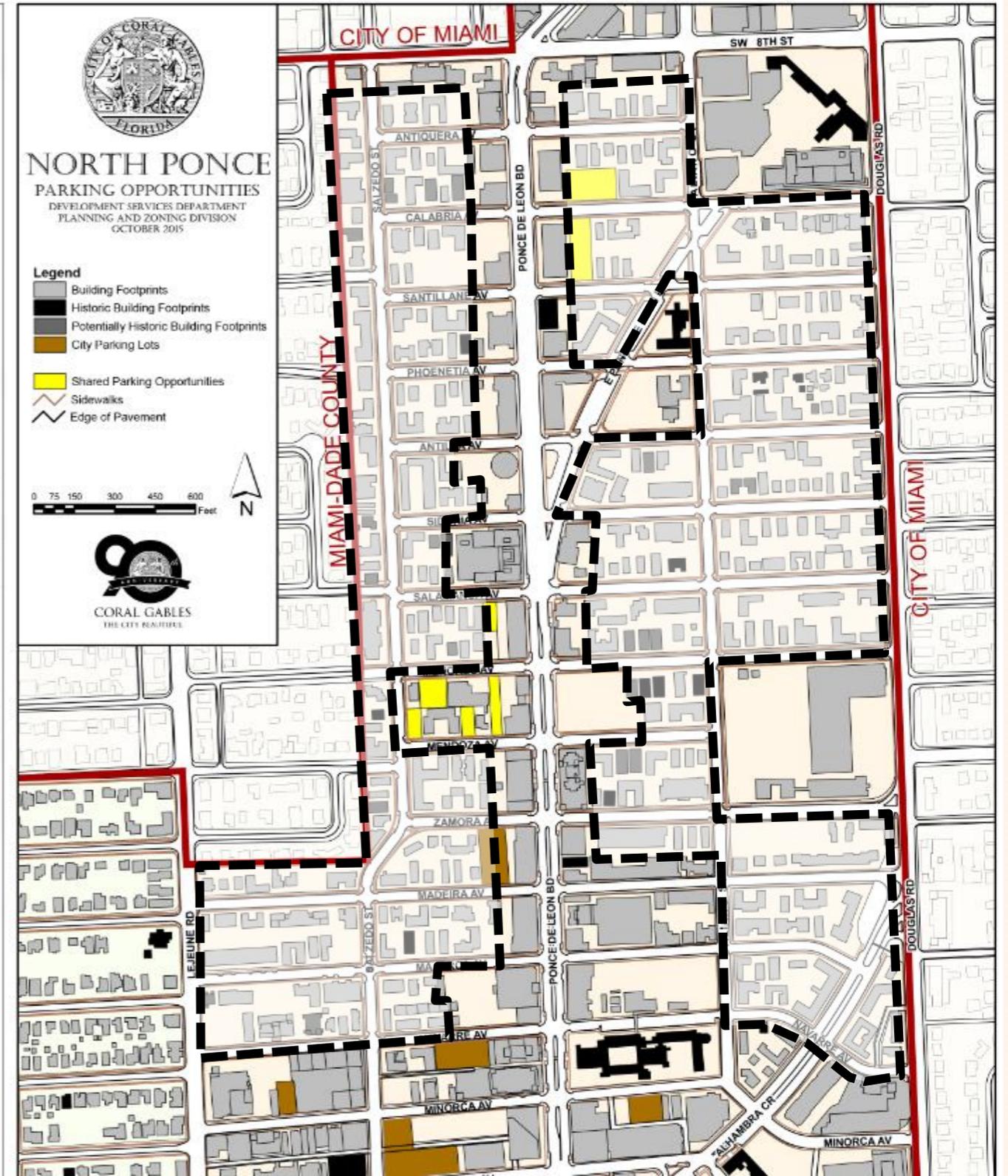
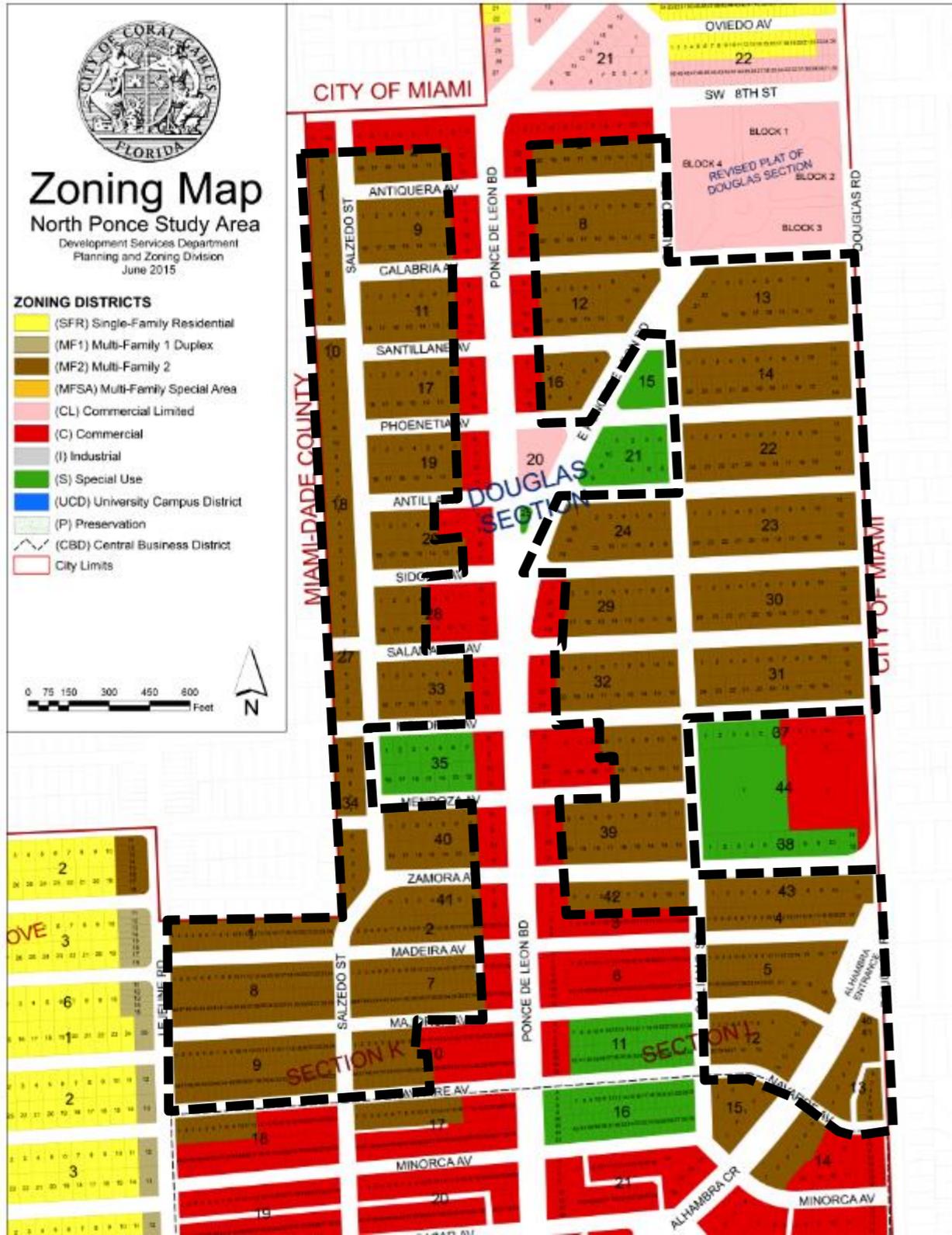
ZONING CODE TEXT  
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PLANNING AND  
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JULY 13, 2016



# BED AND BREAKFAST ORDINANCE



# BED AND BREAKFAST ORDINANCE



1. Current Regulations are not practical; no Bed and Breakfast applications have been filed since 1993.
2. Area where Bed and Breakfasts Establishments are currently permitted remains unchanged.
3. New provisions require that Bed and Breakfast Establishments be located in designated Historic buildings; additional benefits available.
4. Replaces standard hotel parking ratios with a Parking Management Plan.
5. Replaces annual review and potential revocation with standard Code Enforcement provisions.

# BED AND BREAKFAST ORDINANCE



## **MARCIANA MARINA LLC**

***DEVELOPMENT REVIEW COMMITTEE  
APPLICATION***



# STAFF FINDINGS AND RECOMMENDATION

Staff finds that all of the required criteria for Zoning Code Text Amendment are **satisfied**.

Staff finds that the proposed Zoning Code Text Amendment is **consistent** with the Comprehensive Plan.

The Planning and Zoning Division recommends **approval**.