



North Ponce Overlay

PLANNING AND ZONING
BOARD DISCUSSION

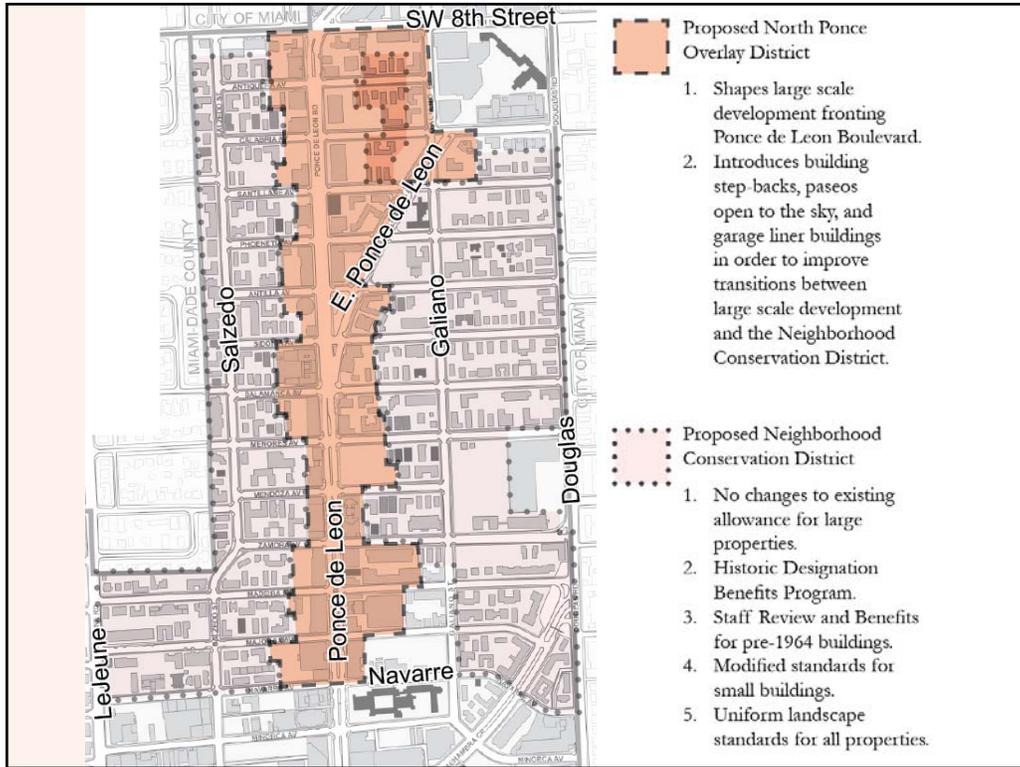
AUGUST 10, 2016



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
9. June 14, 2016: Commission Implementation Discussion

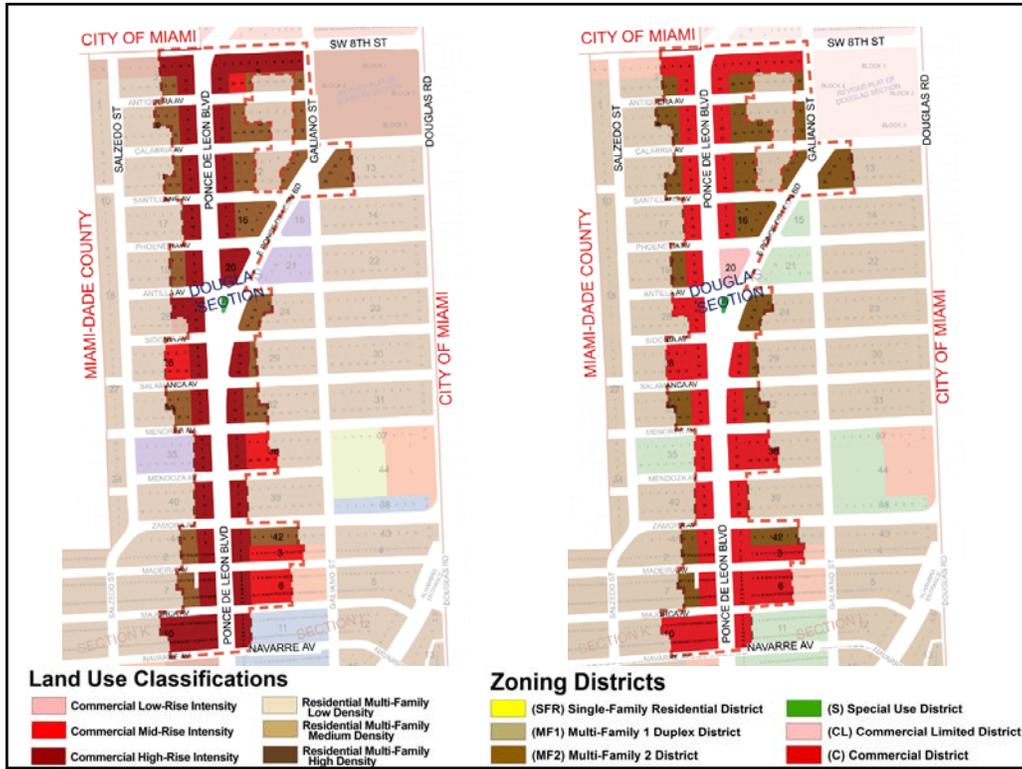




NORTH PONCE OVERLAY



- TDR receiving site – FAR increase from 3.5 to 4.375
- Height remains the same
- Permitted Uses remain the same
- Density remains the same
- Transfer of FAR and density permitted
- 30' building setback on Ponce
- 20' wide Paseo, open to the sky, along NCD
- Parking garage liner fronting Ponce and Paseo



REDEVELOPMENT SITES

Current Eligible Redevelopment Sites

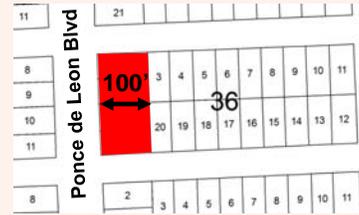
Proposed Redevelopment Sites



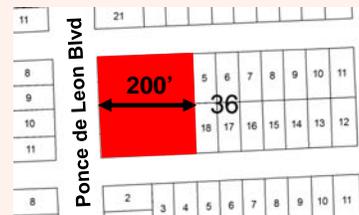
GABLES.
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MINIMUM LOT SIZE

Current Minimum Lot Size
for large buildings:
20,000 sf

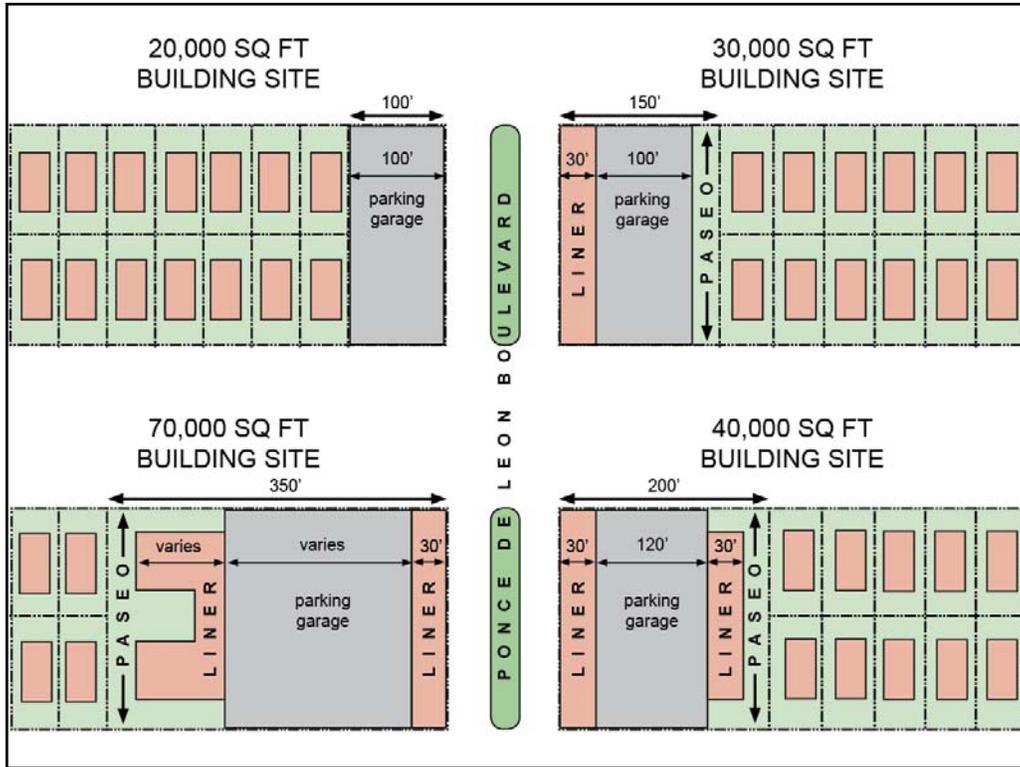


Consideration for new
Minimum Lot Size
for large buildings:
40,000 sf



SITE PLAN CONSIDERATIONS:

- *Current Zoning Map provides for 100' of depth for large-scale buildings fronting Ponce de Leon Boulevard that require large parking garages: 20,000 square foot building sites.*
- *Efficient parking garage floorplates require 120' of depth.*
- *Parking garages with habitable liner and a through-block paseo require a minimum of 200' of depth: 40,000 square foot building site.*



BUILDING HEIGHT



NO CHANGE:

Commercial High-Rise Land Use: 190'

Commercial Mid-Rise Land Use: 97'

Multi-Family Medium Density Land Use: 97'

PERMITTED USES

NO CHANGE:

Commercial Zoning: Office, Retail, Mixed-Use

Multi-Family 2 Zoning: Residential

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DENSITY

NO CHANGE:

Commercial Zoning with Mixed-Use:
125 units / acre

Multi-Family Zoning:
50 units / acre

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FLOOR AREA RATIO (FAR)

Current Maximum FAR –
Commercial Zoning: 3.5

Proposed Maximum FAR –
Commercial Zoning: 4.375
(TDR Receiving Site)

FLOOR AREA RATIO (FAR)

NO CHANGE:

Maximum FAR –
Multi-Family 2 Zoning: varies

TRANSFER OF DENSITY AND FAR

Current: Transfer of Density and FAR
across Zoning Districts not permitted

Proposed: Transfer of Density and FAR
within one project permitted as long as
use, height, setbacks, and setbacks are
met for each Zoning District.

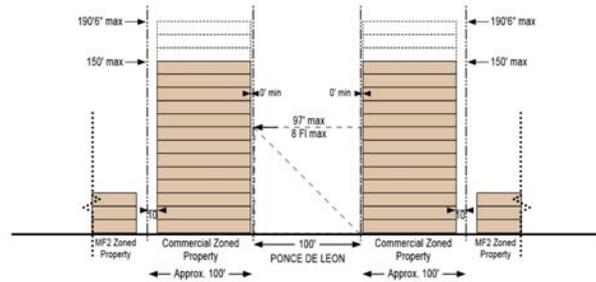
MULTIPLE BUILDINGS ON SITE

Current: Only one building permitted for
each building site.

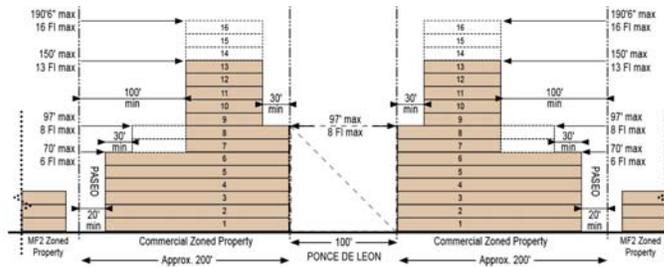
Proposed: Multiple buildings permitted
for each building site.

BUILDING STEPBACKS

EXISTING REGULATIONS



PROPOSED REGULATIONS



OPEN-AIR PASEO

Current: Required but can be covered and located in the middle of the building.

Proposed: Mandatory 20' wide Paseo open to the sky where the Overlay boundary meets the Neighborhood Conservation District.

PARKING GARAGE LINER

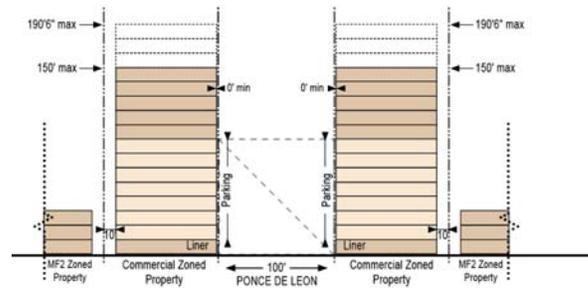
Current: Parking garages not permitted fronting Ponce de Leon Boulevard.

Proposed: Garage liner required on all levels fronting Ponce de Leon Boulevard and all levels fronting the Paseo.

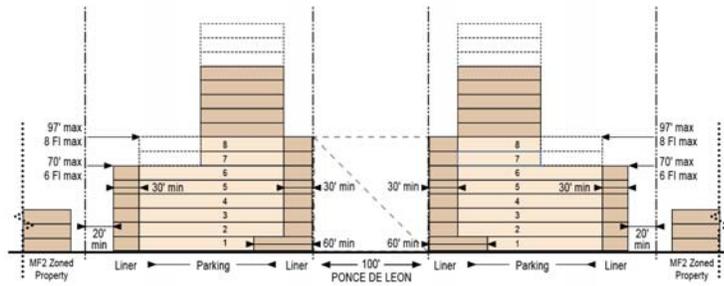
(60' depth for retail liner; 30' depth for office or residential liner)

PARKING GARAGE LINER

**EXISTING
PARKING
LOCATION**



**PROPOSED
PARKING
LOCATION**



PARKING GARAGE LINER

Proposed Parking Requirement:

Liner buildings of less than 10,000 square feet shall not be required to provide off-street parking. Portion of liner building exceeding 10,000 square feet of floor area shall provide parking at 50% of that required.

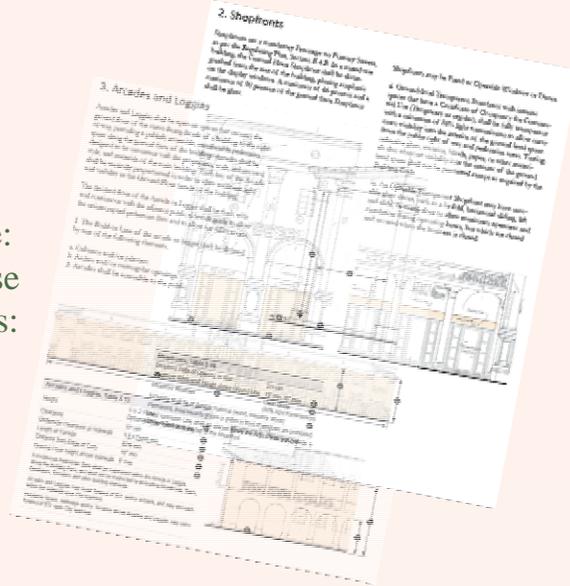
DRIVEWAYS AND LOADING

NO CHANGE:

Driveways and Loading prohibited on Ponce de Leon Boulevard.

PONCE GROUND FLOOR DESIGN

- Doors every 60'
- Vehicular areas prohibited
- Pedestrian Frontage minimum linear frontage: 90% min frontage Choose from one of three options:
 1. Shopfronts
 2. Arcades
 3. Pedestrian Courtyards



SHARED PARKING

Allowed for Mixed-Use buildings and any building in the North Ponce Overlay with more than one use.

GROUND FLOOR PARKING RATIO

Uniform ground floor parking ratio of 1 space / 300 square feet for Mixed-Use Buildings and for commercial ground floor uses in the North Ponce Overlay.

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MEDITERRANEAN ARCHITECTURE

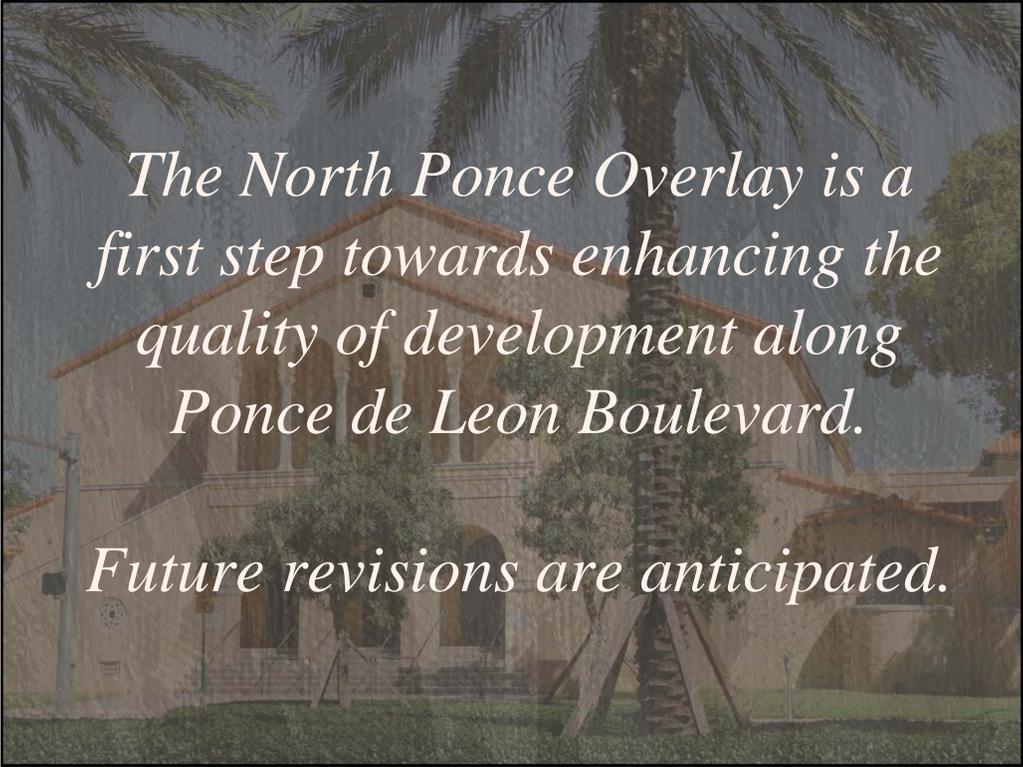
NO CHANGE:

Mediterranean Architecture
Required.



OVERLAY PURPOSE:

- *Shape Ponce de Leon Boulevard with beautiful building facades, screening parking behind habitable liner space.*
- *Provide a transition from large-scale buildings on Ponce de Leon Boulevard to the Neighborhood Conservation District through building stepbacks, parking garage liner, and generous through-block paseos.*
- *Encourage walkability by providing mid-block, open air paseos fronted by habitable liner space.*



The North Ponce Overlay is a first step towards enhancing the quality of development along Ponce de Leon Boulevard.

Future revisions are anticipated.



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