

LET'S TELL  
*our Story.*

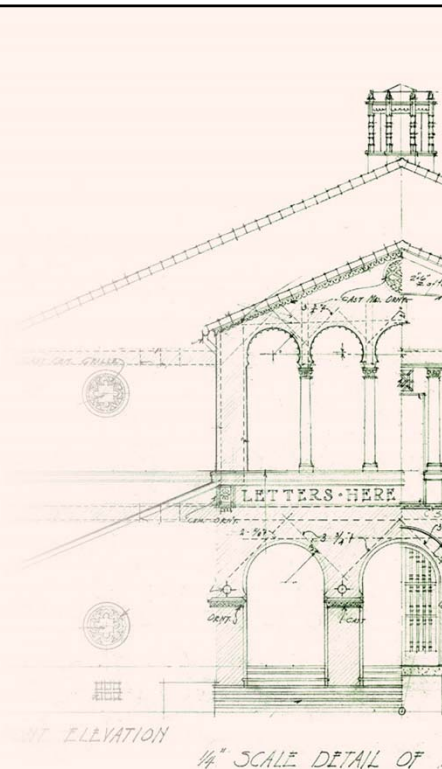

NORTH PONCE  
NEIGHBORHOOD  
CONSERVATION  
DISTRICT

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ZONING CODE TEXT  
AND MAP AMENDMENT

CITY COMMISSION 1<sup>ST</sup>  
READING

OCTOBER 25, 2016



PUBLIC OUTREACH

LETTERS HERE

1/4" SCALE DETAIL OF

## 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 (3x)
Miami Herald Neighbors Section Ad
Planning Website – North Ponce Webpage
Courtesy Mailed Notice to All Property Owners



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## PUBLIC NOTIFICATION: NORTH PONCE NEIGHBORHOOD CONSERVATION DISTRICT

Type	Date
Legal Advertisement	07.01.16
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
Legal Advertisement	10.14.16

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## PUBLIC MEETINGS

	Type	Date
<b>1</b>	City Commission Discussion: North Ponce Planning	10.28.14
<b>2</b>	City Commission Discussion: North Ponce Planning	01.13.15
<b>3</b>	<b>Community Visioning Workshop</b>	06.12.15 06.13.15
<b>4</b>	City Commission Discussion: Visioning Workshop Report	08.25.15
<b>5</b>	City Commission Workshop: Visioning Workshop Report Action Plan	10.27.15
<b>6</b>	City Commission Discussion: Action Plan Implementation	04.12.16
<b>7</b>	<b>Community Planning Meeting</b>	05.05.16
<b>8</b>	Planning and Zoning Board Discussion: Implementation	05.11.16
<b>9</b>	City Commission Discussion: Implementation Timeline	06.14.16
<b>10</b>	Planning and Zoning Board: Neighborhood Conservation District	07.13.16
<b>11</b>	City Commission 1 <sup>st</sup> Reading: Neighborhood Conservation District	10.25.16
<b>12</b>	City Commission 2 <sup>nd</sup> Reading: Neighborhood Conservation District	TBD

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## COMMUNITY VISIONING WORKSHOP

*June 12 – 13, 2015*





## 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

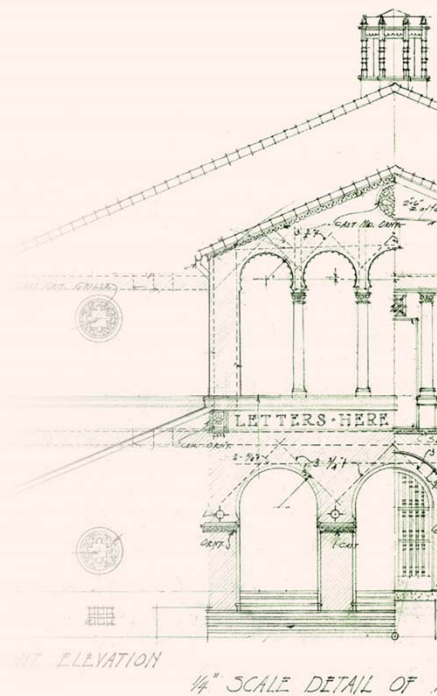
1. *Two Zoning Overlay Districts*
2. *Planning / Preservation Studies*
3. *Capital Improvements*
4. *Community Amenities*

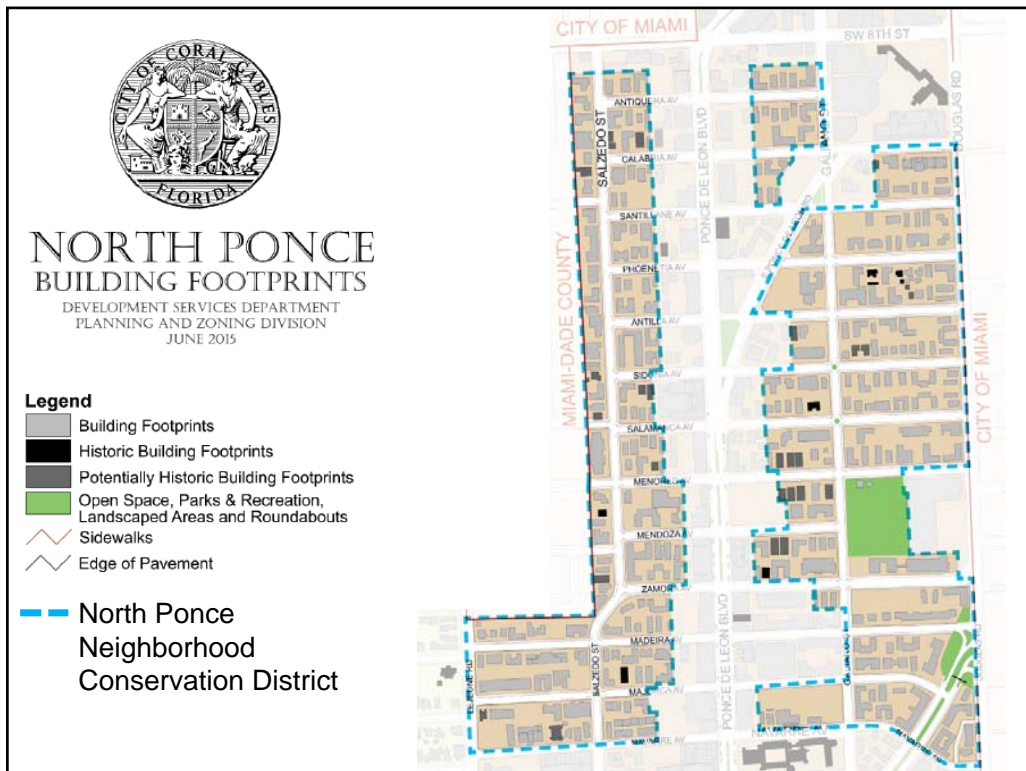
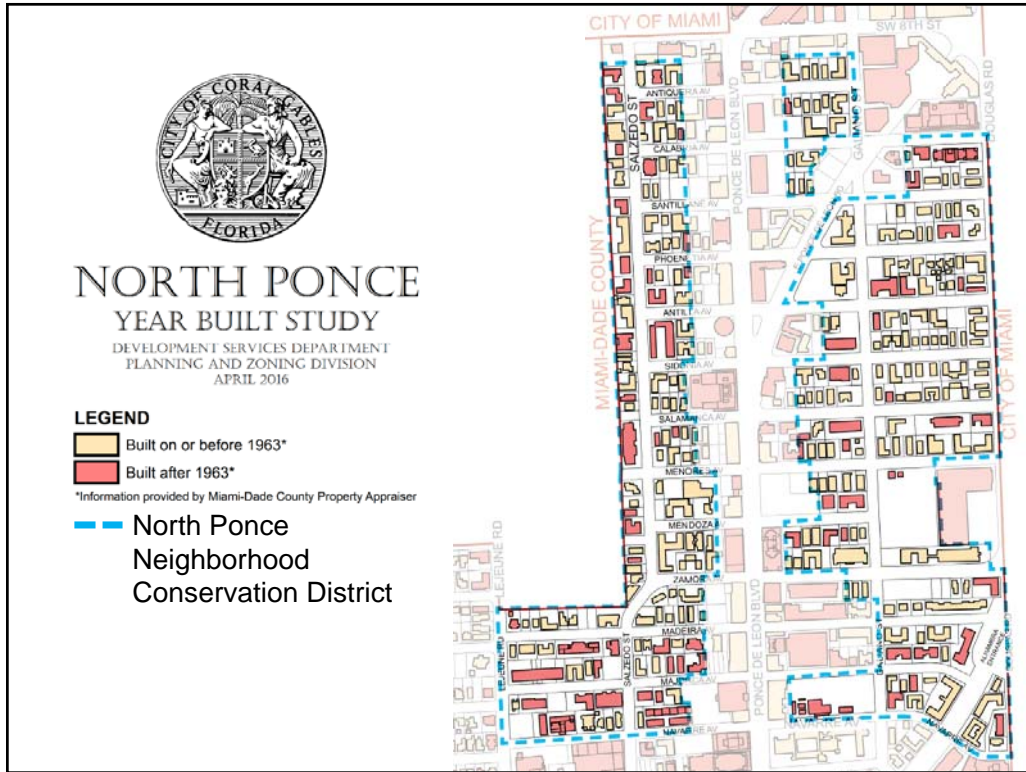
# IMPLEMENTATION: STEP ONE (SUMMER 2016)

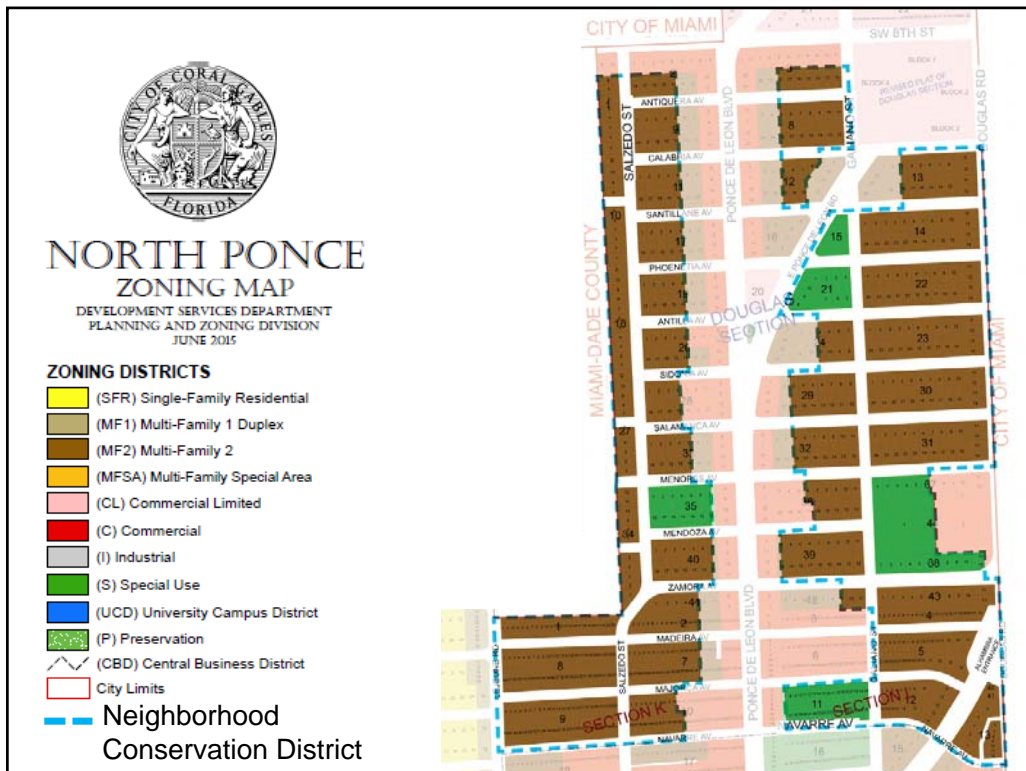
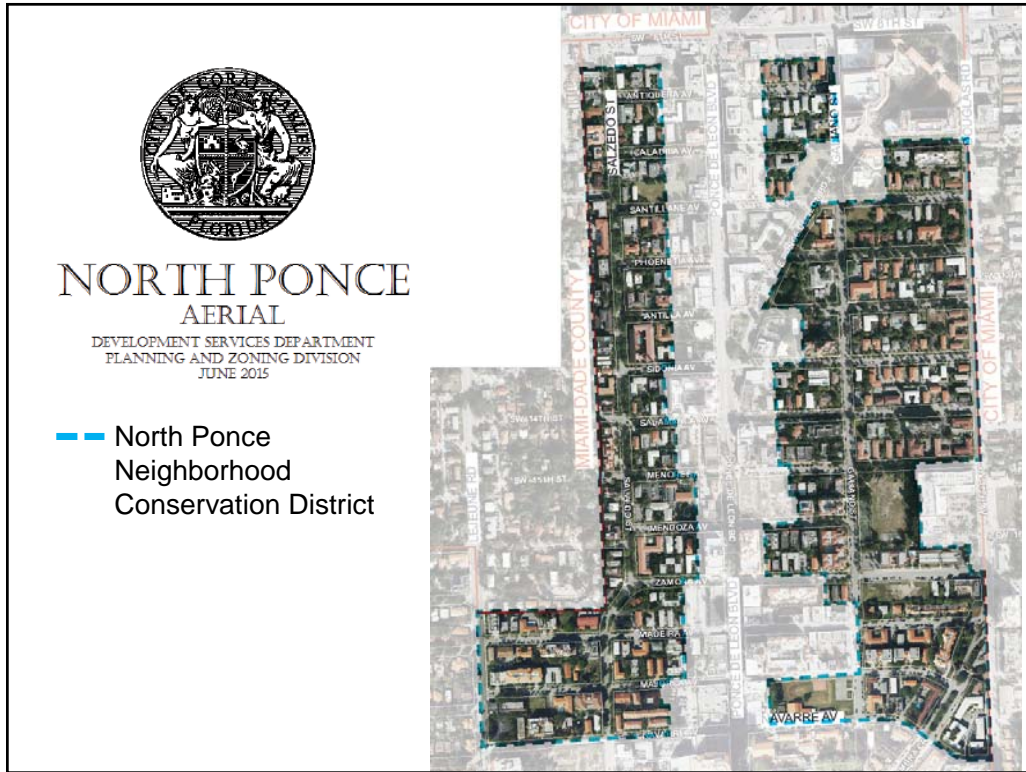
- 1. Neighborhood Conservation District –  
Zoning Text and Map Amendment*
- 2. Bed and Breakfast Establishments –  
Zoning Code Text Amendments*

## ZONING MAP AMENDMENT

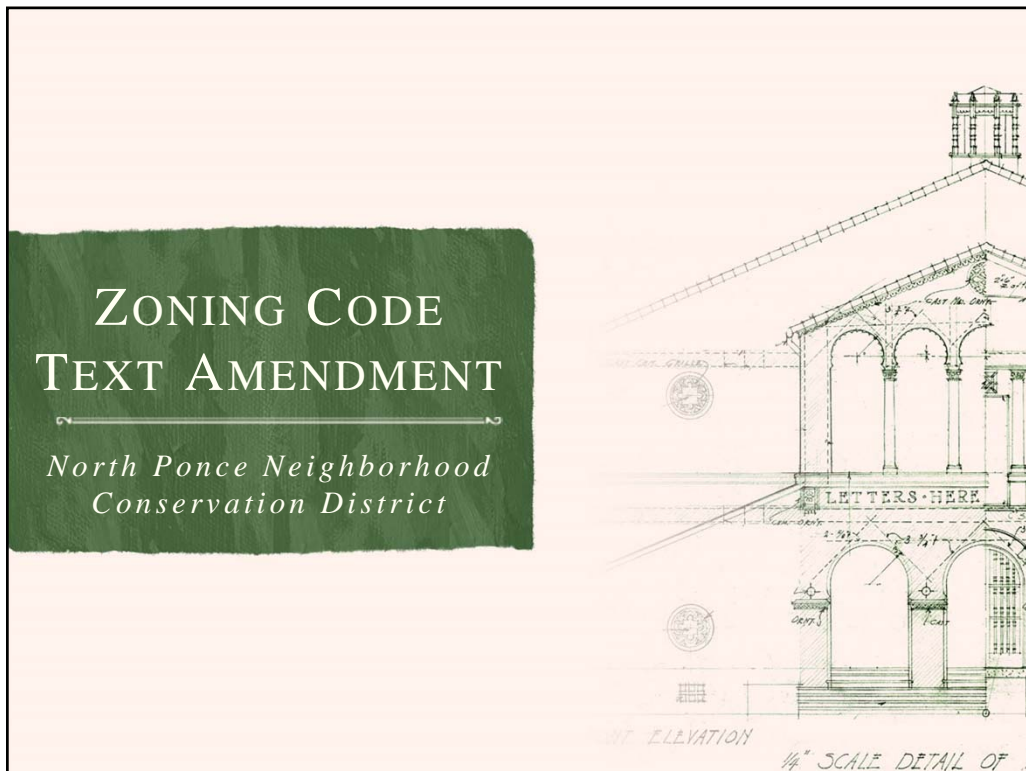
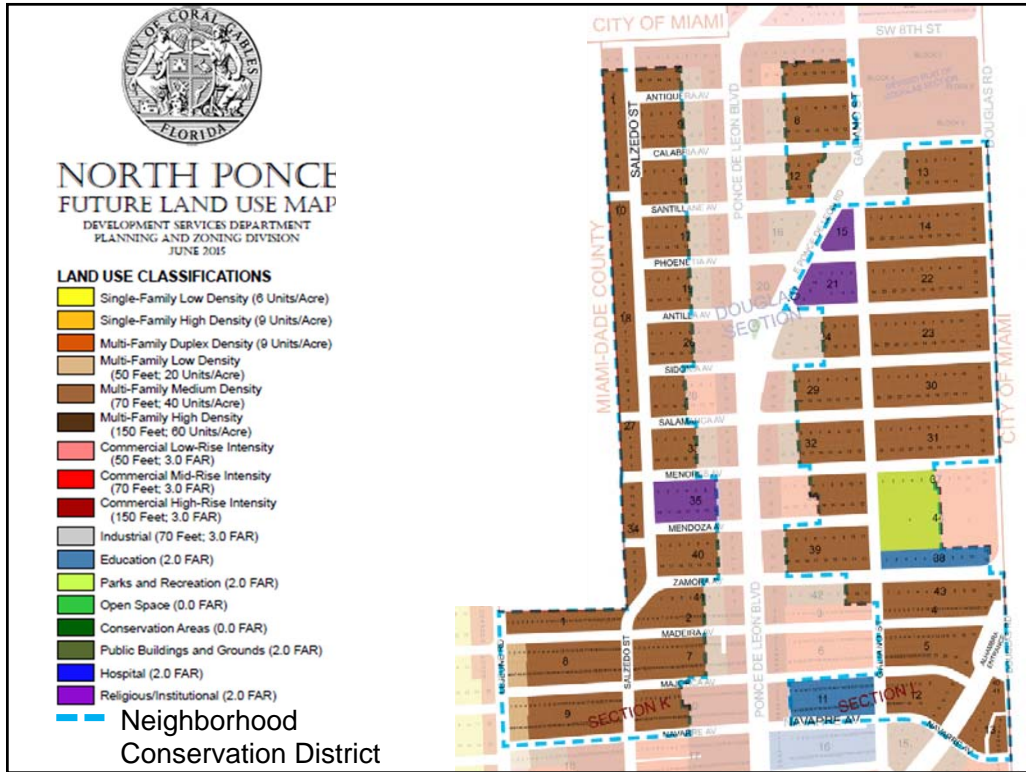
*NCD Boundary*











**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*



## DESIGNATION BENEFITS

### **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*



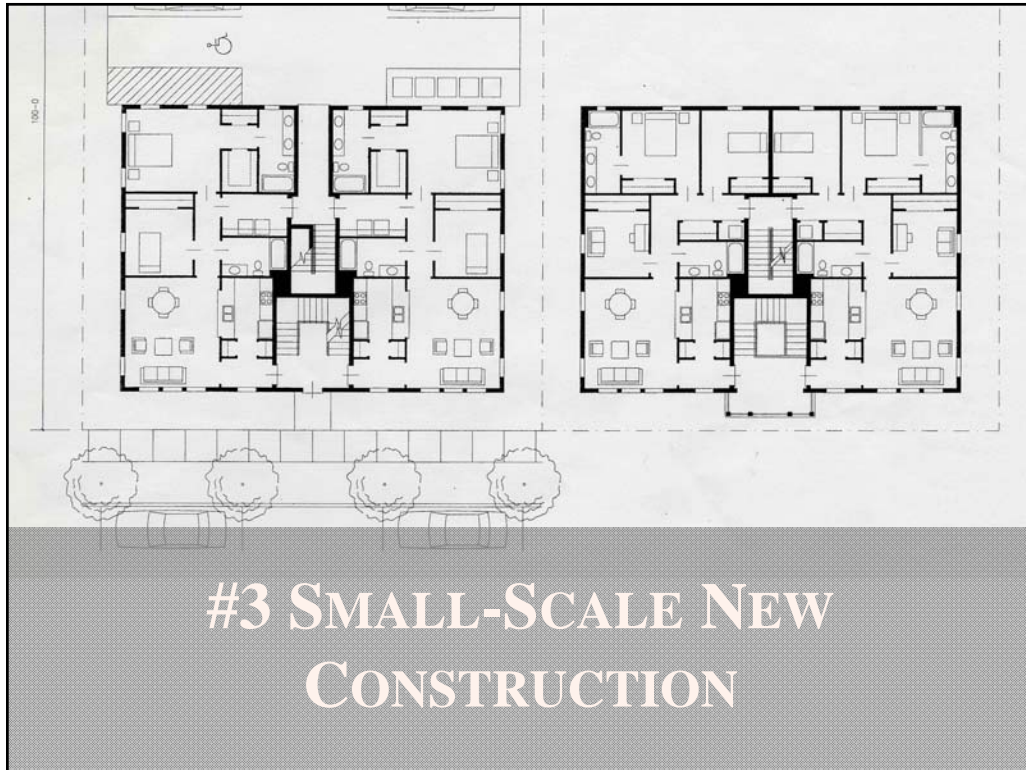
## CONSERVATION PROGRAM

### **Historic Preservation Staff Review:**

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

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

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



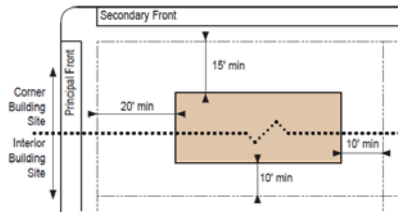
## SMALL-SCALE NEW CONSTRUCTION

### Updated Standards to be compatible with traditional North Ponce Garden Apartment Building Types

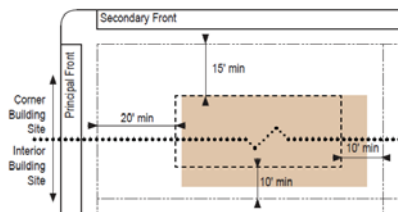
- *Building Setback*
- *Ground Area Coverage*
- *Building Height*
- *Parking Location*

### CURRENT ZONING SETBACKS AND PARKING

Building Placement

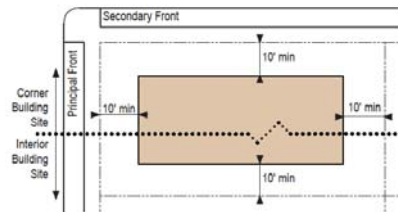


Parking Placement

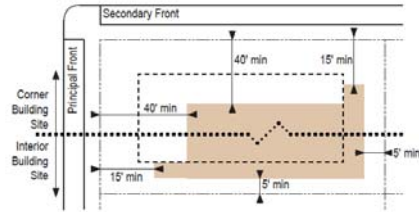


### CONSERVATION DISTRICT SETBACKS AND PARKING

Building Placement

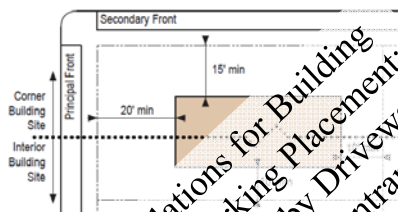


Parking Placement - Surface Lot

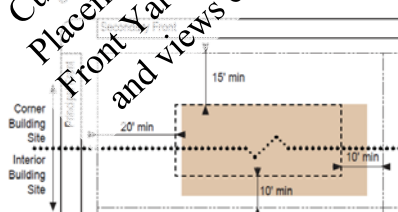


### CURRENT ZONING SETBACKS AND PARKING

Building Placement

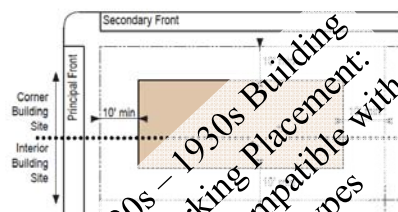


Parking Placement

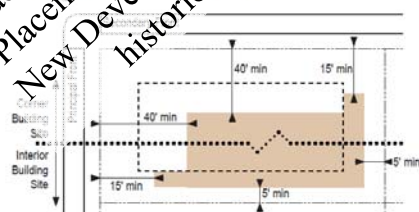


### CONSERVATION DISTRICT SETBACKS AND PARKING

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



## #4 LANDSCAPE STANDARDS

### LANDSCAPE STANDARDS

#### 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





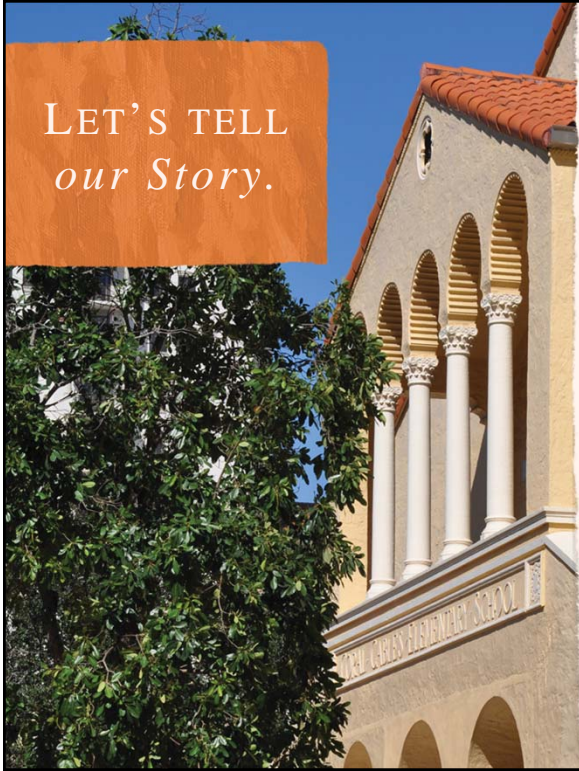


## STAFF FINDINGS AND RECOMMENDATION

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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