

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

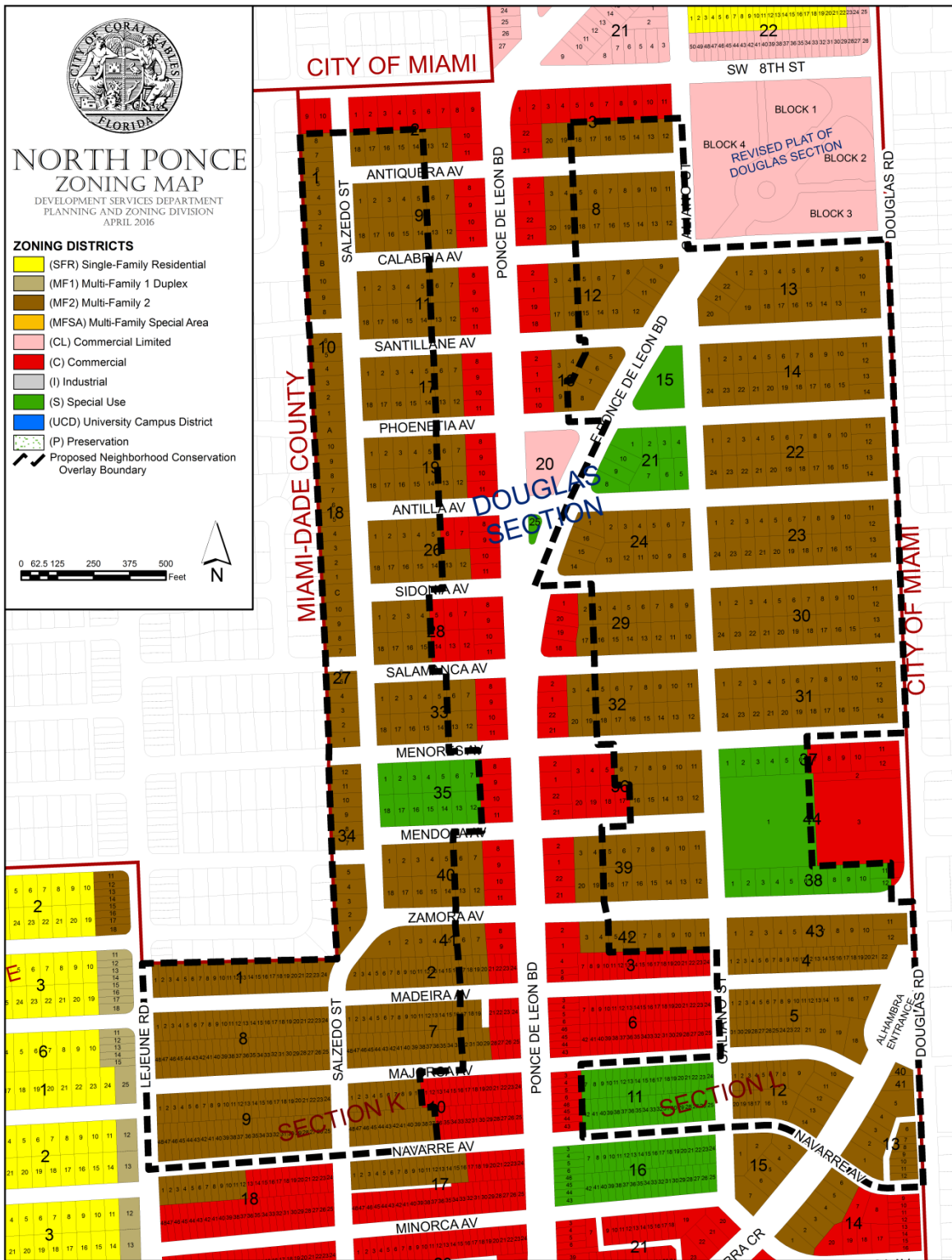
- i. Specimen trees shall be protected, incorporated into new site plans, or relocated on site whenever possible.
- ii. The total Diameter at Breast Height (DBH) of all trees to be removed shall be replaced on site whenever possible, or planted within 500' of the subject property if it is not possible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

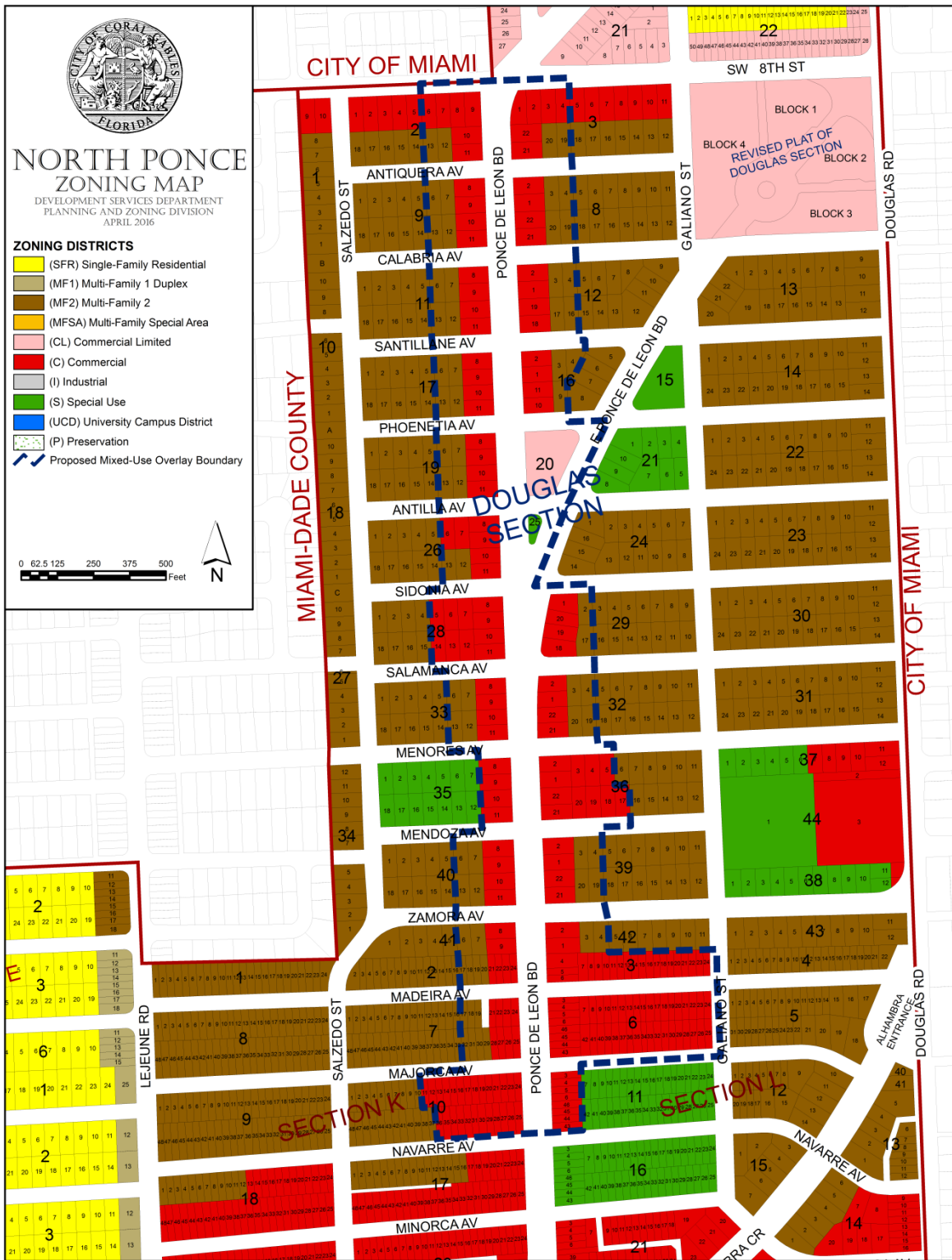
B. North Ponce Mixed-Use District Overlay

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