

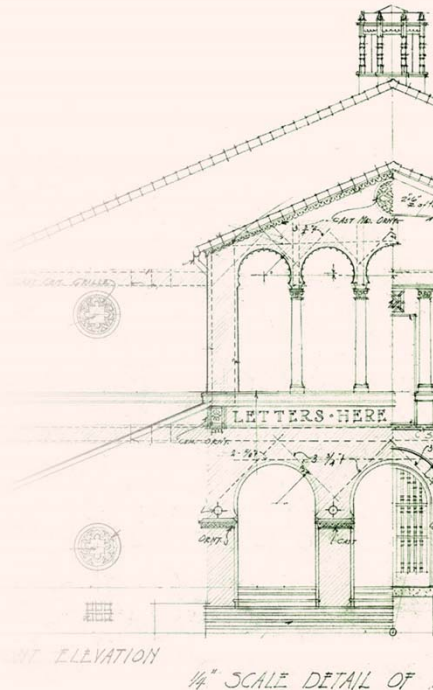

LET'S TELL  
*our Story.*

NORTH PONCE  
IMPLEMENTATION

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CITY COMMISSION  
DISCUSSION

JUNE 14, 2016



PUBLIC OUTREACH

FRONT ELEVATION

1/4" SCALE DETAIL OF

## 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 (3x)
9. Miami Herald Neighbors Section Advertisement (2x)
10. Planning Website – North Ponce Page
11. Courtesy Notice Letters to all property owners



CORAL GABLES.  
THE CITY BEAUTIFUL

## PUBLIC MEETINGS

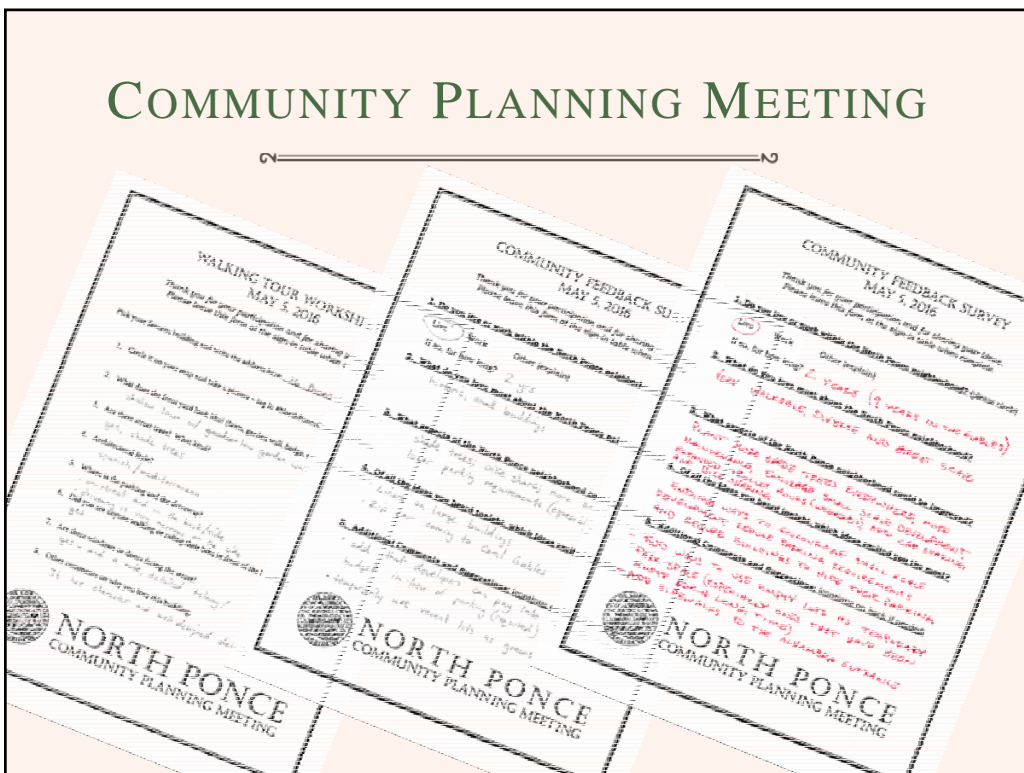
1. **October 28, 2014:** City Commission Discussion
2. **January 13, 2015:** City Commission Discussion
3. **June 12 – 13, 2015:**  
**Community Visioning Workshop**
4. **August 25, 2015:** City Commission Discussion
5. **October 27, 2015:** City Commission Workshop
6. **April 12, 2016:** City Commission Discussion
7. **May 5, 2016:**  
**Community Planning Meeting**
8. **May 11, 2016:** Planning and Zoning Board Discussion



# COMMUNITY PLANNING MEETING



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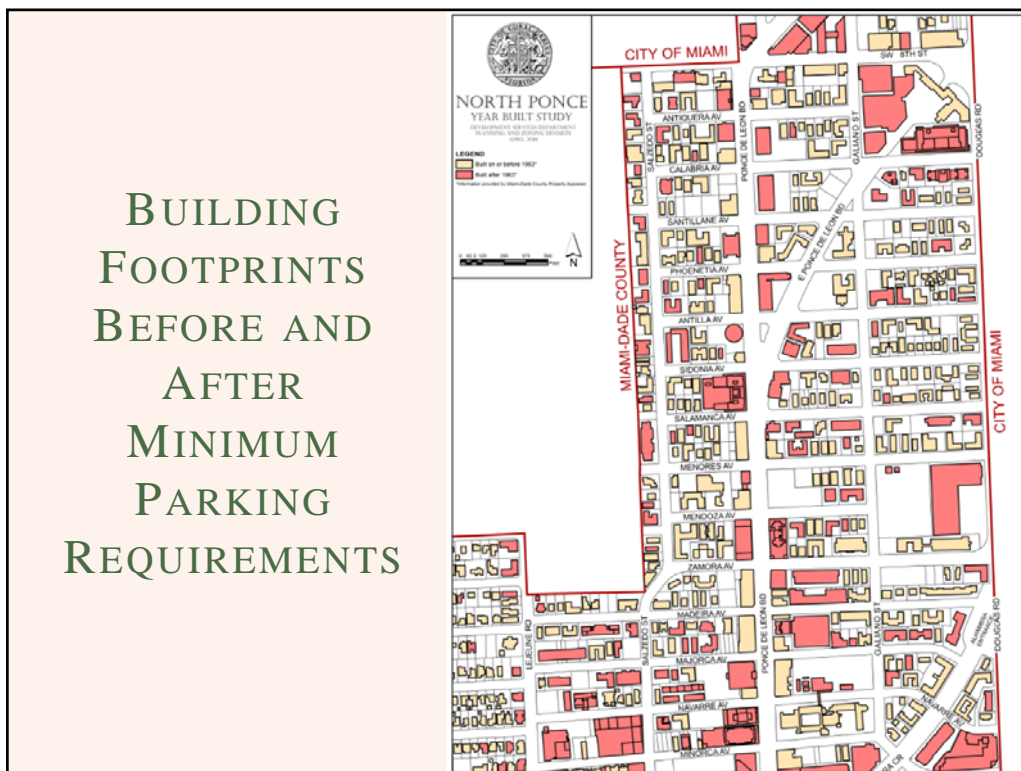


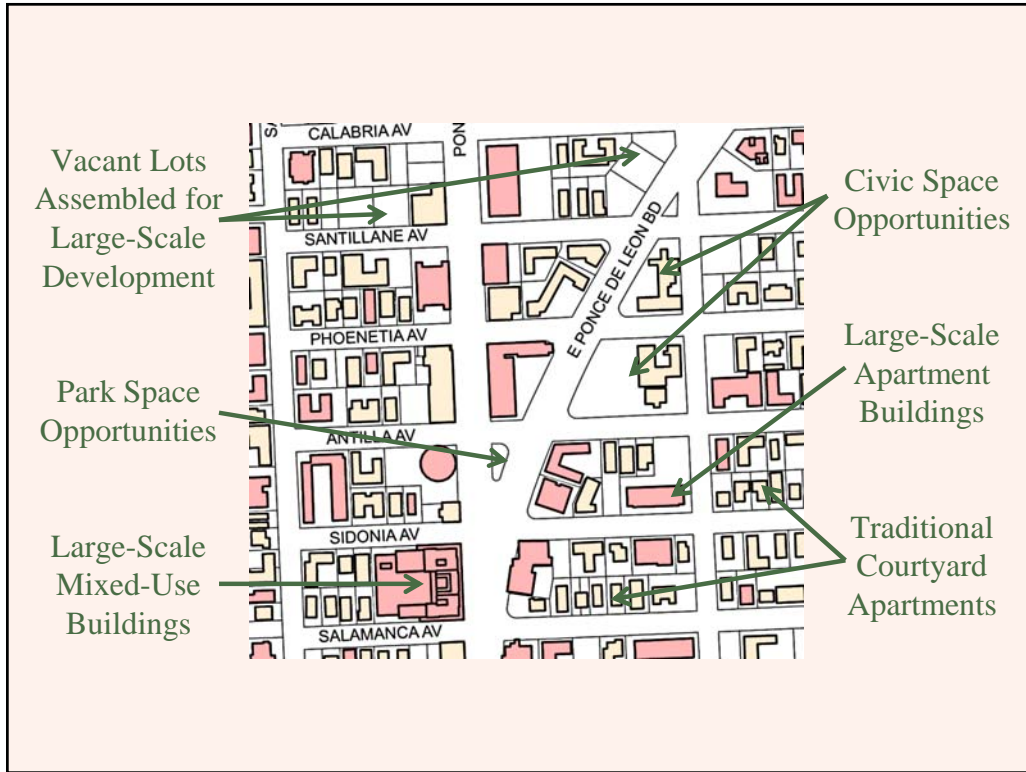
## COMMUNITY VISION:

- *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.*









# 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*



## IMPLEMENTATION TIMELINE

*1. Three months*

*2. Six Months*

*3. One year*

*4. Two years*

## THREE MONTHS (SUMMER 2016)

*1. Bed and Breakfast Zoning*

*Code Text Amendments*

*2. Neighborhood Conservation*

*Overlay District*

## BED AND BREAKFAST ORDINANCE

1. Current Regulations are not feasible; no Bed and Breakfast applications have ever been filed
2. Changes from Conditional Use to Permitted Use, subject to meeting the standards of approval.
3. Replaces standard Hotel parking ratios with a Parking Management Plan.
4. Replaces Annual Review and Potential Revocation with standard Code Enforcement provisions.

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## BED AND BREAKFAST ORDINANCE

**MARCIANA  
MARINA LLC**  
*DEVELOPMENT REVIEW COMMITTEE  
APPLICATION*



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**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**

**SIX MONTHS  
(FALL 2016)**

*1. Mixed-Use Overlay District*

## ONE YEAR (2017)

- 1. Local Thematic Historic District*
- 2. Parks Acquisition and Shared Parking Lots*
- 3. Joint Use Agreement with CG Elementary for  
Playing Fields and Meeting Rooms*

## TWO YEARS (2018)

- 1. Bicycle –Pedestrian Routes*
- 2. Bicycle Infrastructure Implementation*
- 3. Tree Succession Plan*
- 4. ADA Intersection Improvements*
- 5. Public Parking Lot Acquisition*
- 6. Community Amenities - Partnerships*