



LET'S TELL  
*our Story.*

NORTH PONCE  
COMMISSION  
WORKSHOP

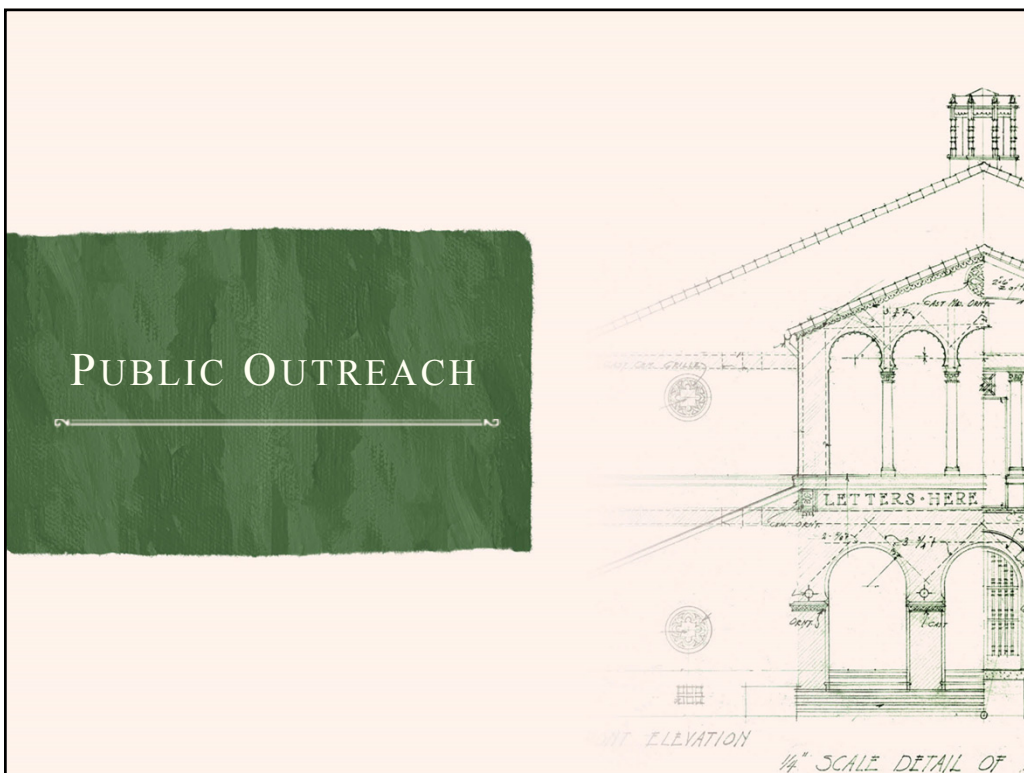
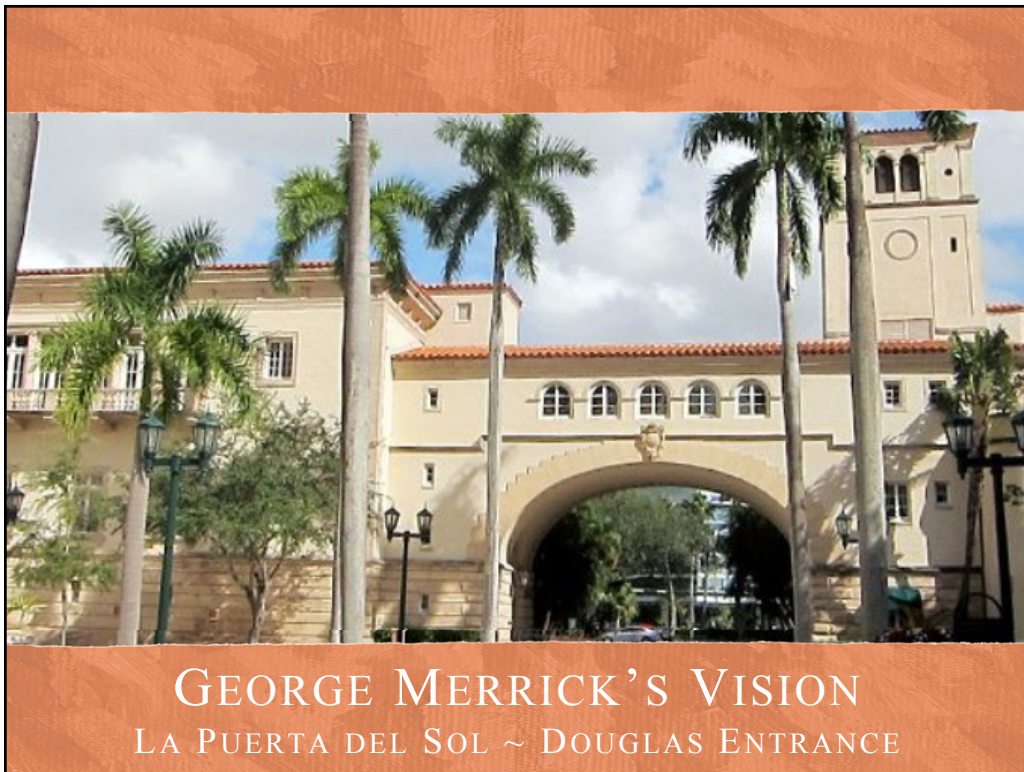
---

APRIL 12, 2016



DOUGLAS ST. ENTRANCE - CORAL GABLES  
WALTER D'ARMO - PANOS E. PAISI - BENJAMIN TIBB - ASSOCIATE ARCHITECTS - MIAMI

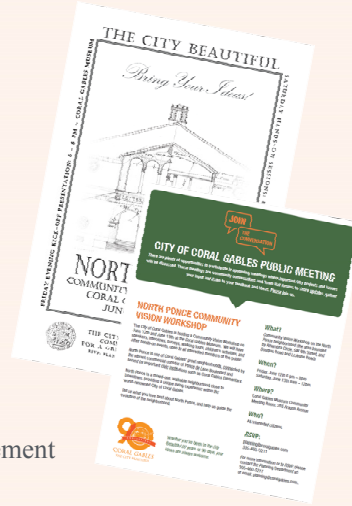
GEORGE MERRICK'S VISION  
LA PUERTA DEL SOL ~ DOUGLAS ENTRANCE





## PUBLIC NOTIFICATION

1. Special Town Hall E-News
2. Regularly Scheduled E-News
3. City Website - Upcoming Events
4. City Website - Master Calendar
5. Emails to homeowner associations
6. Flyers distributed to local businesses
7. Coral Gables TV promotion
8. Newspaper Advertisements
9. Miami Herald Neighbors Section Advertisement
10. Planning Website – North Ponce Page



CORAL GABLES  
THE CITY BEAUTIFUL

## PUBLIC MEETINGS

1. **October 28, 2014:** Commission Discussion directing staff to study past planning efforts in North Ponce and develop a planning strategy
2. **January 13, 2015:** City Commission Meeting: Discussion on North Ponce Study and related planning issues
3. **June 12 – 13, 2015:** North Ponce Community Visioning Workshop
4. **August 25, 2015:** City Commission Meeting: Discussion on North Ponce Community Visioning Workshop
5. **October 27, 2015:** City Commission Meeting: Workshop on North Ponce Planning Action Steps
6. **April 12, 2016:** City Commission Meeting: Discussion of Draft North Ponce Planning and Zoning Strategies





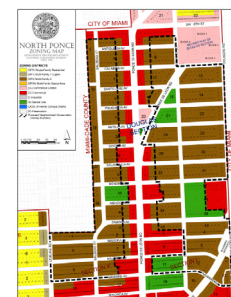
**EXHIBIT A:  
NORTH PONCE  
PLANNING AND  
ZONING  
RECOMMENDATIONS  
SUMMARY**

**EXHIBIT A:**  
North Ponce Planning and Zoning Recommendations Summary

1. The Zoning Overlay
  - a. North Ponce Neighborhood Conservation Overlay
  - b. North Ponce Central Mixed-Use Overlay
2. Planning / Preservation Studies
  - a. North Ponce
  - b. Chicago Walk
3. Capital Improvements
  - a. Landscaping
  - b. Bicycle and Ped
  - c. Street Lighting
4. Community Amenities
  - a. Civic Plaza
  - b. Agriculture Center
  - c. Canal Gardens
  - d. Incentive Pro

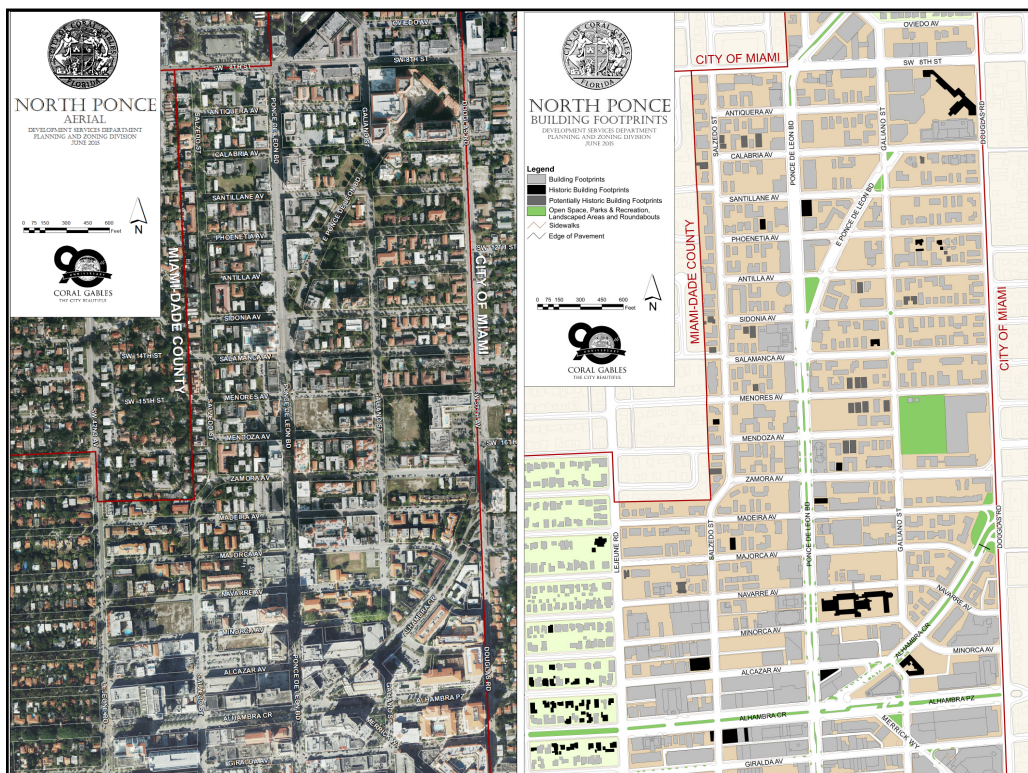
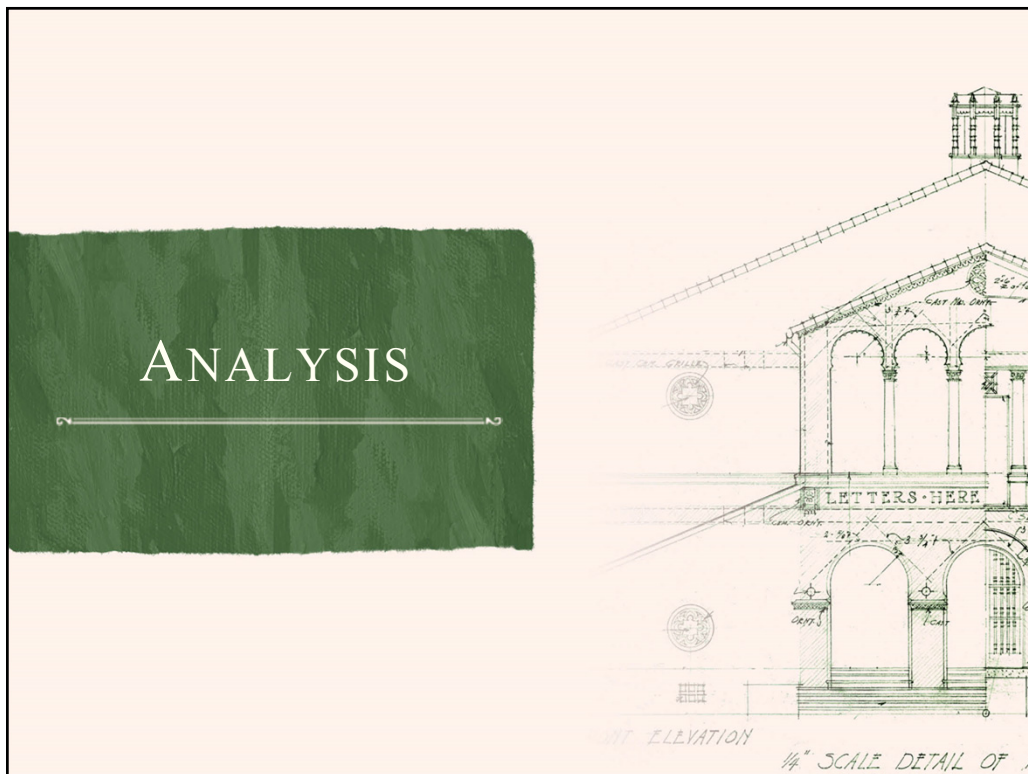
**III. Key Zoning Overlay**

- A. North Ponce Neighborhood Conservation Overlay
  1. Landmarks/Preserved Historic Buildings Preservation Benefits Package
    - a. Additional Permitted Uses
    - b. Sidewalk Broadband
    - c. Home Office
    - d. Limited Signage
    - e. Additional Conditional Uses
    - f. Prohibited and Allowed
  2. Parking
    - a. Parking meters available from 9PM
    - b. Payment in lieu program
    - c. Accessible parking program
    - d. Discounted rates to honor existing parking spaces in City-owned lots
  3. Electronic Signage
    - a. Size
    - b. Height
    - c. Spacing
    - d. Location
    - e. Addressing
    - f. Sign
    - g. Sign
    - h. Sign
- B. Pro-596A Buildings
  - a. Staff Access
  - b. Land
  - c. Sign
  - d. Sign
  - e. Sign
  - f. Sign
  - g. Sign
  - h. Sign
  - i. Sign
  - j. Sign



Proposed Revision Map of North Ponce Neighborhood Conservation Overlay













## 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*

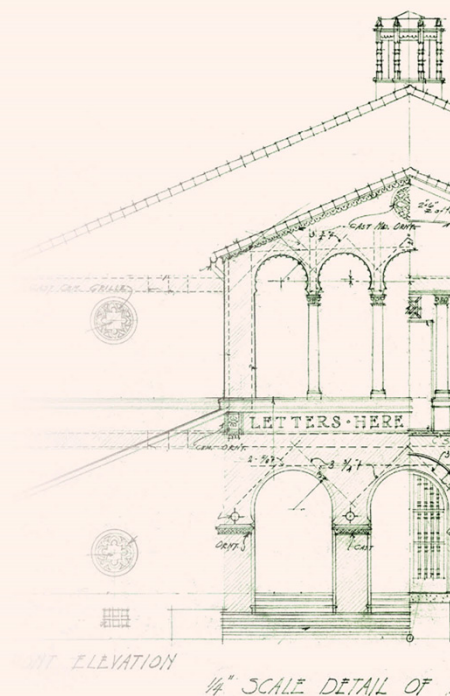


# PLANNING AND ZONING STRATEGIES

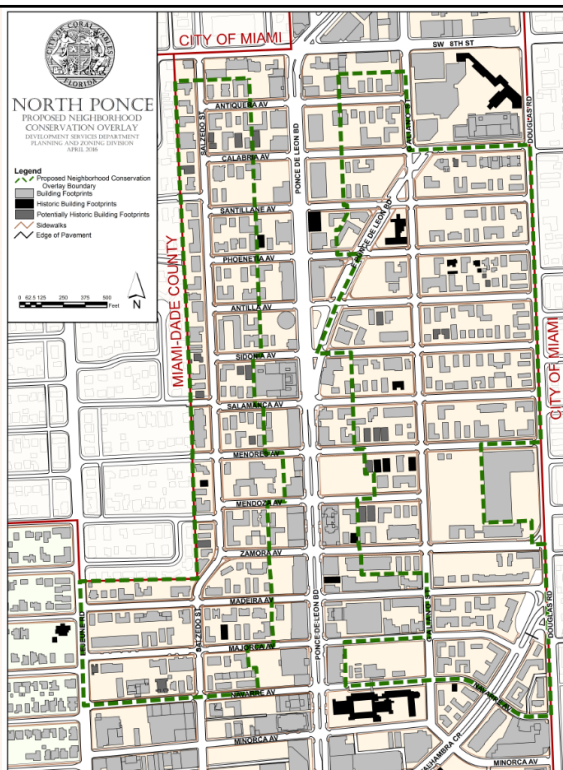
- 1. Two Zoning Overlays*
- 2. Planning / Preservation Studies*
- 3. Capital Improvements*
- 4. Community Amenities*

## #1

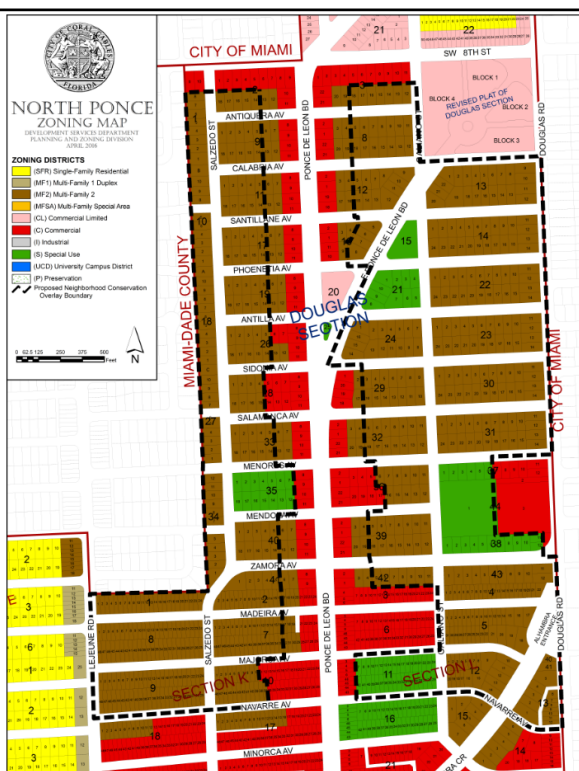
### TWO ZONING OVERLAYS



# NORTH PONCE NEIGHBORHOOD CONSERVATION OVERLAY



# NORTH PONCE NEIGHBORHOOD CONSERVATION OVERLAY





**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**



# DESIGNATION BENEFITS

## Additional Uses:

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

## Parking

- *Parking waivers*
- *Payment in-lieu program*
- *Remote parking program*
- *Discounted public parking rate*

## Economic Incentives:

- *TDR Sending Site*
- *Ad Valorem Tax Exemption*

## Signage

- *Free-standing signs permitted*

## Development

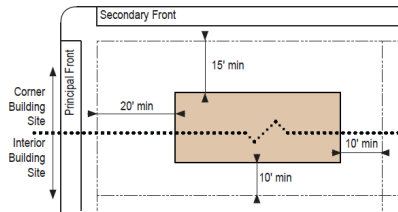
- *Additions / Expansions*
- *Density / FAR / Lot coverage / Open Space / Parking waivers*



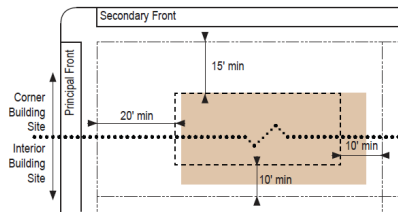


### CURRENT ZONING SETBACKS AND PARKING

Building Placement

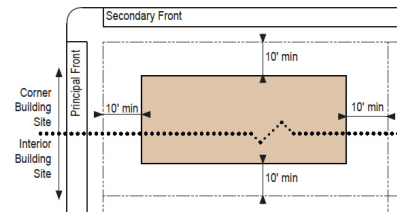


Parking Placement

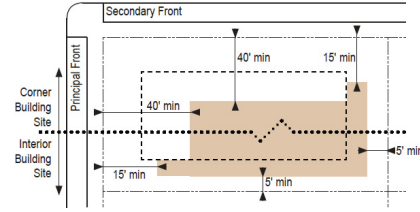


### CONSERVATION OVERLAY SETBACKS AND PARKING

Building Placement

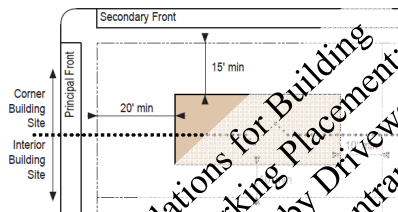


Parking Placement - Surface Lot

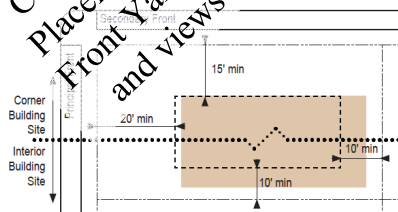


### CURRENT ZONING SETBACKS AND PARKING

Building Placement

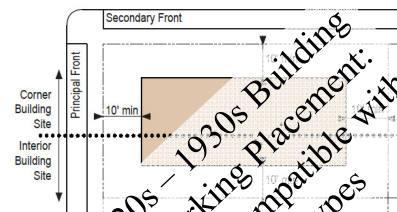


Parking Placement

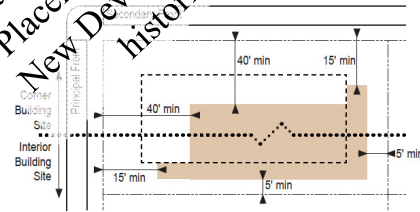


### CONSERVATION OVERLAY SETBACKS AND PARKING

Building Placement



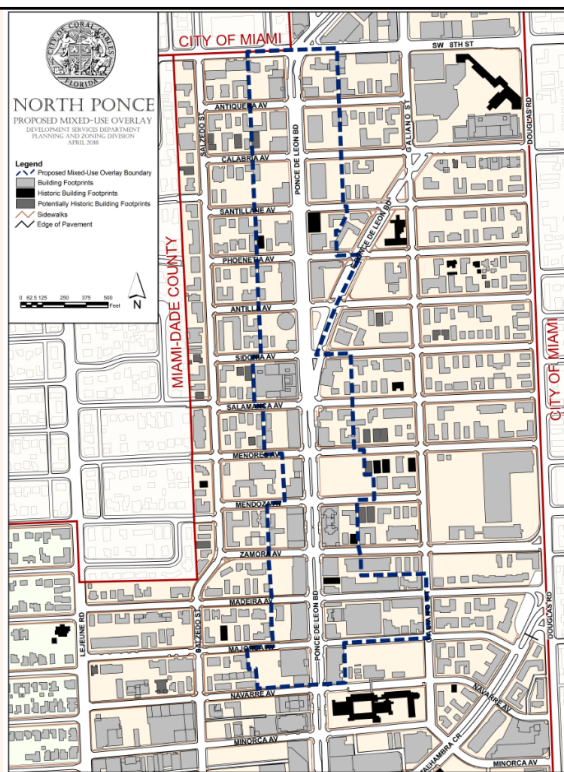
Parking Placement - Surface Lot



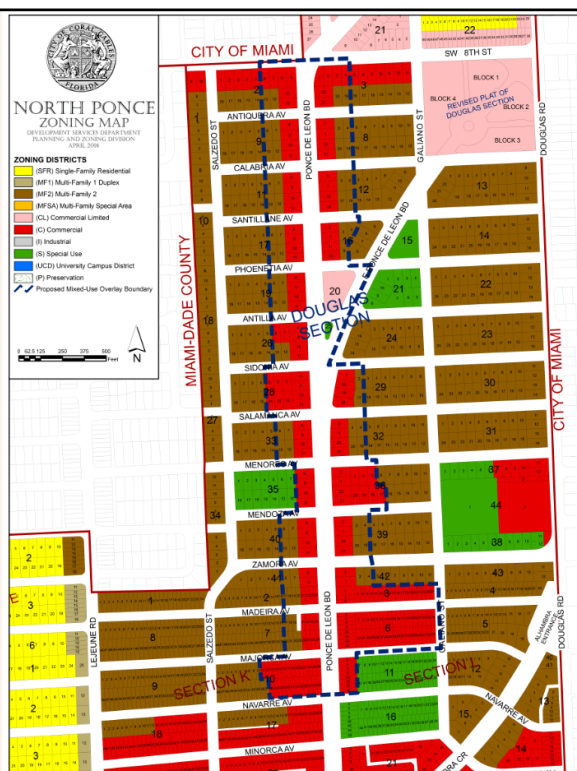
Current Regulations for Building Placement and Parking Placement: Front Yards Marked by Driveways and views of parking entrances

Traditional 1920s - 1930s Building Placement and Parking Placement: New Development compatible with historic building types

# NORTH PONCE MIXED-USE OVERLAY



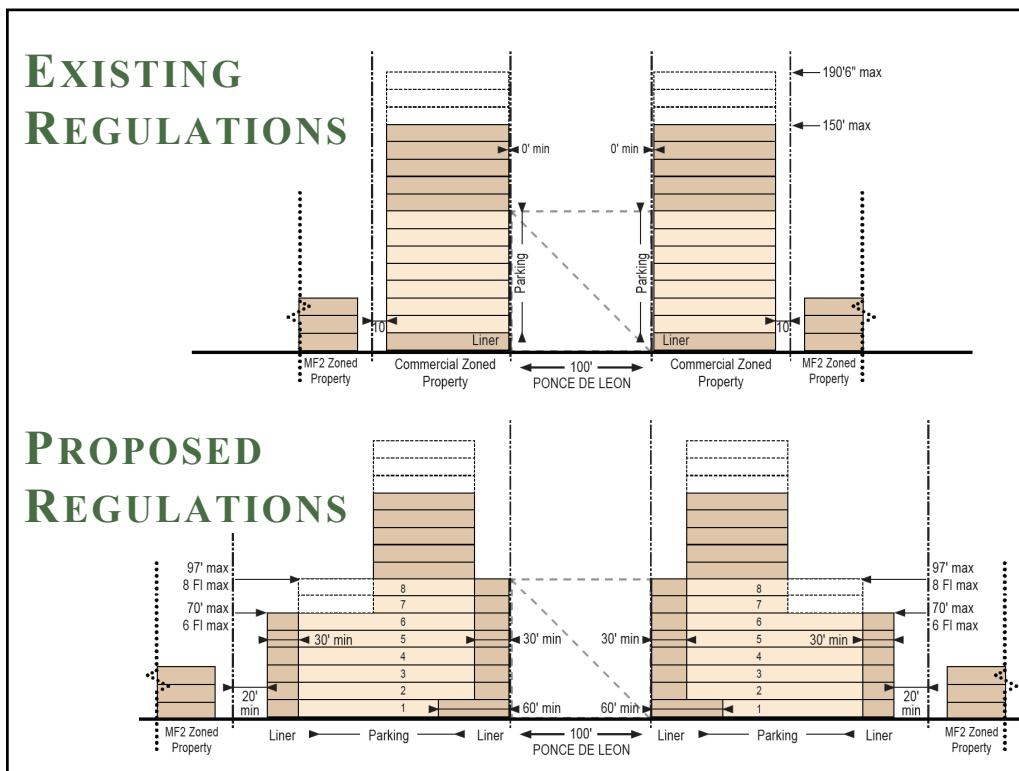
# NORTH PONCE MIXED-USE OVERLAY

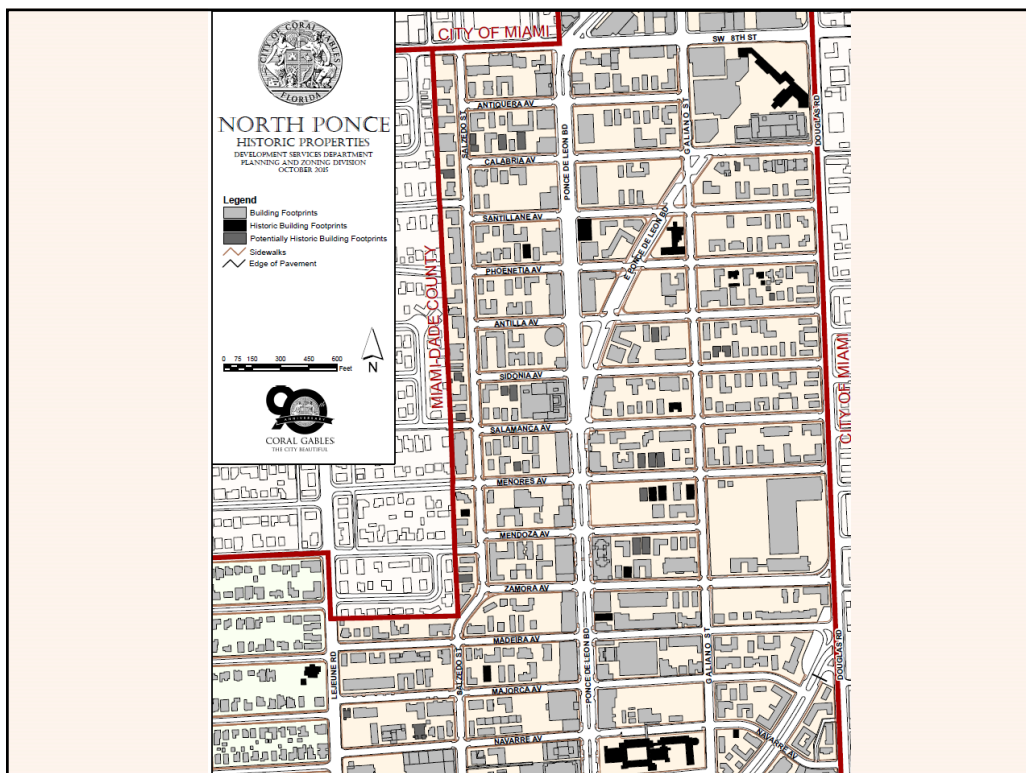




# NORTH PONCE MIXED-USE OVERLAY

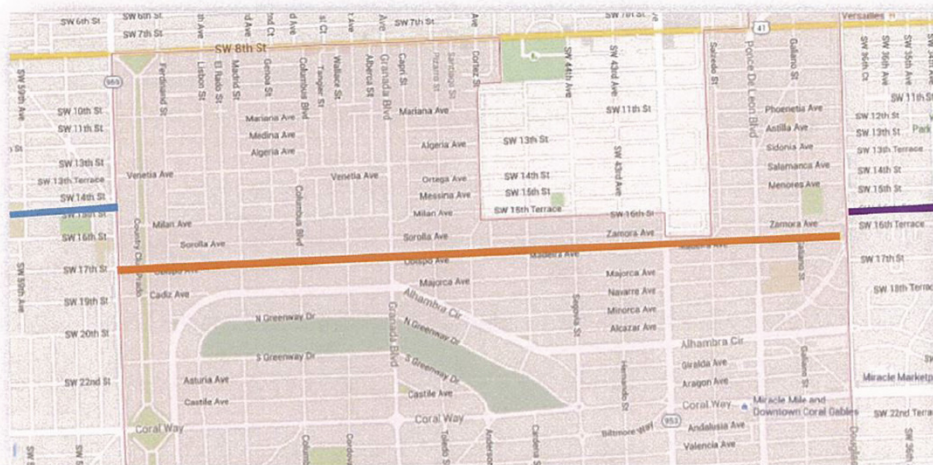
1. Large-Scale New Construction:  
*Modified Development Standards*
2. Small-Scale New Construction:  
*Modified Development Standards*





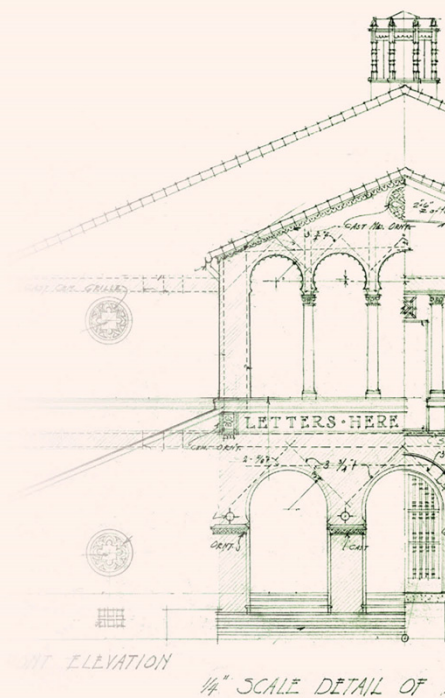


## Obispo - Madeira Bicycle - Pedestrian Route



#3

CAPITAL IMPROVEMENTS



# CAPITAL IMPROVEMENTS

## 1. Landscaping and Open Space

- *Parks Acquisition*
- *Tree Succession Plan*
  - a. *Alhambra Circle – Fill in missing Royal Poinciana*
  - b. *Madeira, Majorca, Navarre*
  - c. *Portions of Zamora, Mendoza, Menores*

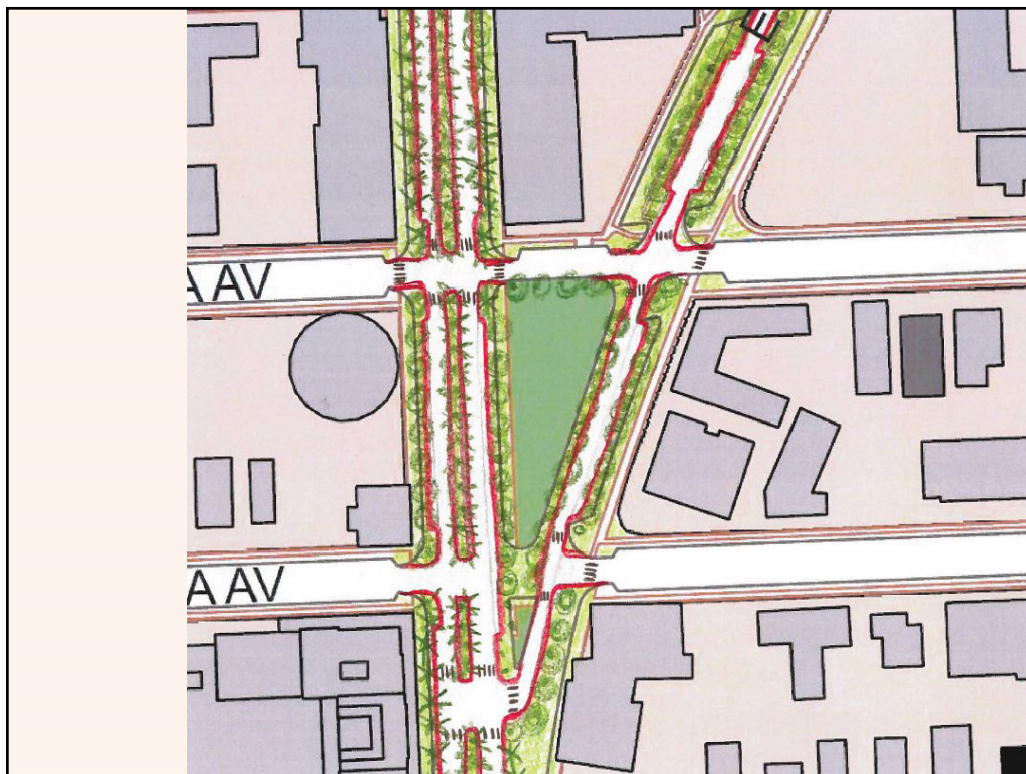
## 2. Bicycle and Pedestrian Mobility

- *ADA Intersection Improvements*
- *Alhambra Circle / Alhambra Plaza Bike Lanes*

## 3. Public Parking



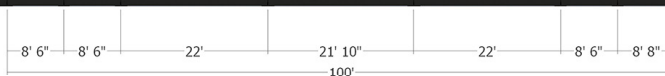




# TREE SUCCESSION PLAN

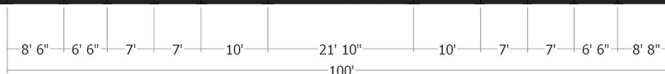


### Existing Street Design



ALHAMBRA CIRCLE BICYCLE FACILITIES  
KENNETH AND JENNIFER GARCIA,  
RESIDENTS AND WORKSHOP PARTICIPANTS

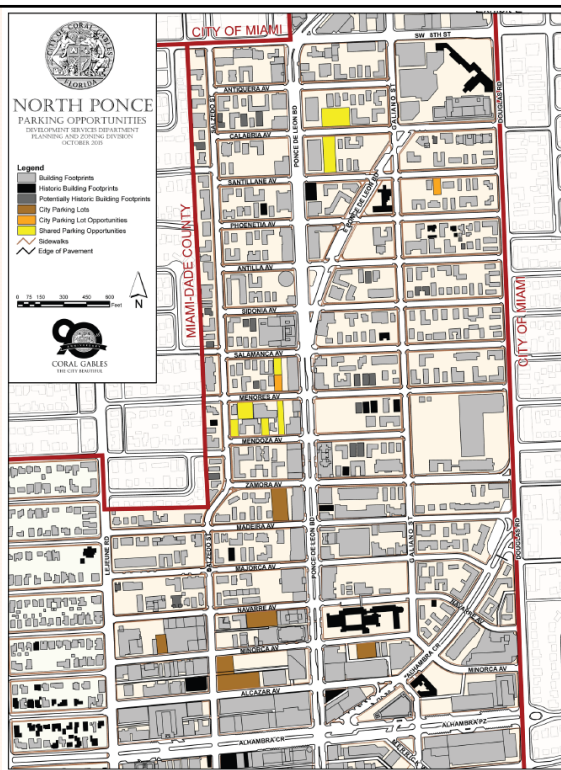
### Proposed Street Design



ALHAMBRA CIRCLE BICYCLE FACILITIES  
KENNETH AND JENNIFER GARCIA,  
RESIDENTS AND WORKSHOP PARTICIPANTS

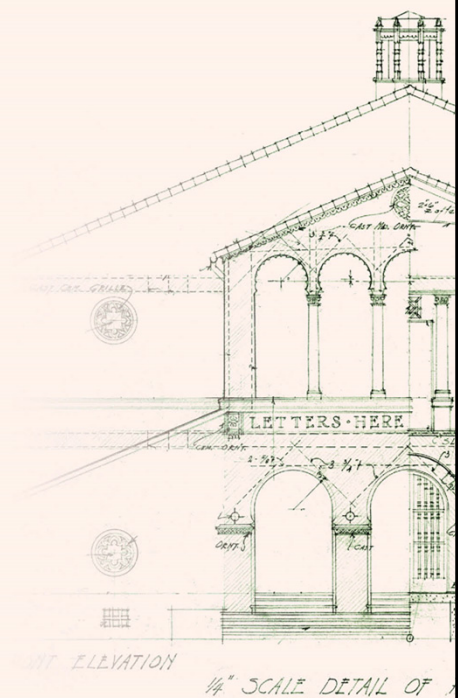


# PUBLIC PARKING OPPORTUNITIES



# #4

## COMMUNITY AMENITIES



# COMMUNITY AMENITIES

## 1. Civic Places

*Establish neighborhood partnerships with Women's Club, Churches, Coral Gables Prep, Douglas Entrance*

## 2. Ageless Community Programs

*Safe walking routes to trolley, grocery, parks, Pet support services, Social Services, Coordinate with AARP*

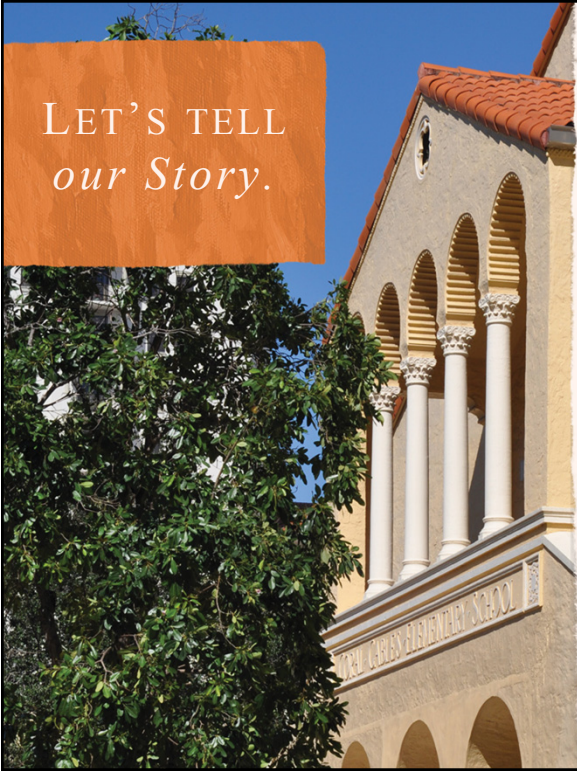
## 3. Coral Gables Preparatory Academy: Centerpiece of a Neighborhood

*Bicycle / pedestrian accessibility, neighborhood use of school facilities, establish mentorship program*

## 4. Incentive Housing for Teachers







LET'S TELL  
*our Story.*

# NORTH PONCE COMMISSION WORKSHOP

---

APRIL 12, 2016

