

DRC Zoning Review: Ponce Circle Park and Streetscape

Prepared by Planning Division – March 19, 2021

Review based on plans dated – March 17, 2021

Existing designations and site data:

Category	Site Info
Property address	2810 Ponce de Leon Blvd, Coral Gables
Property legal description	Block 19 "Coral Gables Crafts Section" Plat Book 10 page 40
Total site area (sq. ft.)	58,503 sq. ft. (1.34 acres)
Existing property uses	Park
Existing Comprehensive Plan Future Land Use Map designation(s)	Parks and Recreation
Existing Zoning Map designation(s)	Special Use District
Within an Overlay District (CBD, DO, BIOD, North Ponce MXD, North Ponce CO, Design & Innovation)	No
Eligible to utilize Mixed Use District (MXD) provisions	No
Designated Historic Landmark	No
Within TDR sending/receiving boundaries	No
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes
Within a Master Plan or Community Vision	Yes; Coral Gables Charrette and Master Landscape Plan
Site Specifics	Not applicable

Request (s)	
Description	Park Design and streetscape improvements
DRC Level 1 or 2	Level 1
DRC Application Permit	DR-21-03-8314
Proposed Use(s)	Public Park
Coral Gables Mediterranean Bonus	Not applicable
FAR (Square feet)	Not applicable
Off-Street Parking Spaces	None
Height	1-story shade structure

Note: The review provided herein is not a comprehensive analysis and is intended only to identify concerns at the Development Review Committee (DRC) level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed.

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Code Section	Required	Provided	Staff Evaluation
Section 4-200. Public realm improvements for MF and MX Districts			
4-205.B	<p>Required urban streetscape elements. The required urban streetscape shall be comprised of four (4) zones to six (6) elements, as determined by the Planning Director. If the placement of streetscape elements results in removal of existing on-street parking, the Directors of Public Works Landscape Division and Public Works may reduce the required elements to provide for the preservation of the existing on-street parking.</p> <ol style="list-style-type: none"> 1. On-street parking zone. 2. Bicycle zone as per the City's Bicycle and Pedestrian Master Plan. 3. A parkway of at least five (5) feet in width. 4. A pedestrian zone of at least eight (8) feet in width except that the zone width may be reduced to six (6) feet where the existing sidewalks adjacent to the parcel proposed for development are five (5) feet or less. 5. An urban open space zone located between the building and the pedestrian zone, except where a zero setback is required. 6. Curb radius of fifteen (15) feet or less. 	<p>On-street parking provided on Ponce de Leon Blvd to the north and south of Ponce Circle Park.</p> <p>Parkway of street trees provided on both sides of streets for most of project limits.</p> <p>Pedestrian zone with sidewalks provided; dimensions not provided.</p> <p>Improvements to public ROW at 2800 Ponce building not provided.</p> <p>Curb radii improvements proposed on Sevilla and Palermo; dimensions not provided.</p>	<p>Complied.</p> <p>Please provide street sections and typical plan details with dimensions.</p> <p>Please propose urban open space improvements to public ROW at 2800 Ponce building.</p>
4-205.D	<p>Urban Streetscape on-street parking requirements.</p> <ol style="list-style-type: none"> 1. On-street parking must be provided on both sides of the street on all streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be on a case-by-case basis. 2. On-street parking is encouraged on alleys. 3. Parallel parking spaces shall be provided within the public right-of-way with dimensions 	<p>On-street parking provided on Ponce de Leon Blvd to the north and south of Ponce Circle Park.</p>	<p>Complied</p>

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	<p>of seven (7) feet by twenty (20) feet. Parallel parking spaces shall be separated with "landscape bulb outs" or pedestrian crosswalks so that no more than six (6) spaces shall be contiguous to one another.</p> <p>4. If the placement of the spaces results in removal of existing on-street over story trees, the Directors of Public Works Landscape Division and Public Works may reduce the on-street parking requirement to provide for the preservation of the existing over story trees.</p> <p>5. Removal of on-street parking shall be subject to compensation to the City pursuant to the provisions of Chapter 74 of the City Code.</p>		
4-205.E	<p>Parkway requirements.</p> <p>1. At least twenty-five (25%) percent of the parkway shall be landscaped with groundcover, flower planters or tree grates.</p> <p>2. Street trees shall be located in the parkway on thirty (30) foot centers, a minimum height of fifteen (15) feet at time of planting, and of a species designated in the City's Public Works Manual.</p> <p>3. Portions of the parkway which are not landscaped shall be improved with pavers.</p> <p>4. Planters shall not be located in those portions of the parkway which are contiguous to on-street parking spaces.</p> <p>5. Pavers shall be Coral Gables beige with neutral borders and internal patterns.</p> <p>6. The pedestrian zone shall be free of obstacles such as street furniture, landscaping, light fixtures, trash receptacles, planter boxes, other similar temporary or permanent structures, fire hydrants, and other above ground utility equipment.</p>	<p>Street trees are continuous except at trolley stops.</p>	<p>To be determined.</p> <p>Please continue tree plants to provide shade for trolley users.</p> <p>Continue parkway further west on north side of Sevilla curve (west of the park) to match the Palermo curve.</p> <p>Provide specs of pavers to be Coral Gables beige or similar.</p> <p>Relocate light fixtures away from pedestrian zone, specifically on north side of Sevilla (east of the park). Include other possible obstacles in plans to comply.</p>

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	Traffic signage shall be exempt from this requirement.		
4-205.F	<p>Urban open space zone. The urban open space zone shall be improved with:</p> <ol style="list-style-type: none"> 1. Landscape, hardscape or a mix of landscape and hardscape material. 2. Water features, fountains, planters, street lighting and street furniture. 3. Entrance features including steps may be located within the zone. 4. If the urban open space zone is located on private property, the zone may be enclosed with ornamental fencing not to exceed five (5) feet in height. No more than thirty-five (35%) percent of the fencing shall be solid and the fencing shall have gates to allow access to the pedestrian zone of the streetscape. 5. Include one (1) tree of at least fourteen (14) feet in overall height per nine hundred (900) square feet of required open space area. 	<p>Improvements to public ROW at 2800 Ponce building not provided.</p> <p>Landscape provided in all other spaces between buildings and sidewalks.</p>	<p>To be determined.</p> <p>Please propose urban open space improvements to public ROW at 2800 Ponce building.</p>
4-205.G	<p>Pedestrian Zone. Sidewalks and pedestrian pathways shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, or similar uses and structures.</p> <ol style="list-style-type: none"> 1. Wherever possible sidewalks and pedestrian pathways shall be separated from vehicular traffic. 2. At street intersections and pedestrian crossings, sidewalks shall be ramped to accommodate handicapped access. 	<p>Park paths provided connect to existing sidewalk network.</p>	<p>To be determined.</p> <p>Add small pathways between the inner and outer paths of park to provide interconnectivity within the park.</p>
4-205.H	<p>Bicycle Zone. Bicycle lanes shall connect to one another to form a continuous bicycle network as per the City's Bicycle and Pedestrian Master Plan, and wherever possible shall be separated from vehicular traffic.</p>	<p>No bicycle routes are included on Ponce de Leon; only Palermo, west of the park.</p>	<p>Complied</p>

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Articles 10 and 11.			
10-102.A.	<p>Dimensions and configuration of parking spaces.</p> <p>1. Required minimum parking space dimensions:</p> <p>a. Parallel parking spaces: Seven (7) feet including the gutter by twenty-two (22) feet.</p>	Dimensions not provided on submitted plans	<p>To be determined.</p> <p>Please provide dimensions</p>
11-101.A.	<p>The purpose of this Division is to ensure that:</p> <ol style="list-style-type: none"> Each sign user has an opportunity to provide information, identification and direction to a permitted use. The unique character and quality of the City's appearance, which is essential to its economic, cultural, and social welfare, is protected and preserved. The City's property values, which are essential to the City's sustainability and the general welfare of its residents, are maintained and enhanced. That the safety of the public is promoted by avoiding visual clutter, reducing conflicts between and among signs, reducing the incidence of certain design elements that tend to distract motorists, promoting proper maintenance, requiring removal of abandoned signs, and by subjecting signs to design review. The number, size, scale, proportions, design and balance of signs are regulated according to content-neutral standards that are based on architectural quality and character. A sound economic and business climate is promoted through the reinforcement and 	Signage provided on ornamental columns for vehicular traffic north- and southbound.	<p>Signage to be reviewed by the Board of Architects.</p> <p>Consider different ornamental column gateway features and location that are more compatible with Coral Gables' monument placement and aesthetics.</p>

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	<p>encouragement of graphic excellence.</p> <p>7. Safe and efficient wayfinding is promoted.</p> <p>8. Incentives are provided that encourage pedestrian-scale signs.</p> <p>9. Signs are no larger in area than is necessary to convey the speaker's message.</p> <p>10. The First Amendment rights of property owners are respected, and the right to signage is regulated to protect the aesthetics of the City while reducing the distractions to and aiding in the ease of navigation for drivers, consistent with the requirements of <i>Metromedia, Inc. v. City of San Diego</i>, 453 U.S. 490 (1981) and other applicable caselaw.</p>		
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