

# City of Coral Gables

## Planning Department Memorandum

**To:** Honorable Planning and Zoning Board Members

**From:** Planning Department

**Date:** May 11, 2005

**Subject:** Future growth of the north portion of the City of Coral Gables known as the "North Ponce de Leon Area - Master Plan"

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### Background

Planning Staff and the City's consultant seek to gather input from property owners, residents, stakeholders and the Planning and Zoning Board in order to develop a master plan for the North Ponce Neighborhood. The area includes: Flagler Street/Campina Court (north); Navarre Avenue (south); Douglas Road (east); and, Salzedo Street/LeJeune Road (west). The impetus for the master plan stems from discussion by the Planning and Zoning Board, other City Boards and City Commission regarding redevelopment pressures in this area.

The input received at this meeting will assist the City's consultant and Staff in the creation of a detailed future "master plan" for the North Ponce Area. This plan will create various rules and regulations that will provide for future framework for the type of allowable use, building design, streetscape improvements, pedestrian circulation, traffic, parks/recreation, historic preservation, and other public improvements.

Approximately 1,200 notices (see Attachment A) were mailed to all property owners in the area as well as numerous other residents and stakeholders from the area. In addition, notification via email and the City's ENEWS of the upcoming meetings was completed. Initial findings and recommendations for Planning and Zoning Board review will be presented on June 8, 2005.

The following attachments are included as additional background information:

- o North Ponce Tri-Board Workshop Meeting Minutes - Minutes from the 01.22.03 Board tri-board meeting between the Planning and Zoning Board, Historic Preservation Board and Economic Development Board. The purpose of this meeting was a continuation of the 2002 Charrette in order to develop next steps (see Attachment B).
- o Correa Valle Valle North Ponce Draft Zoning Review - Draft study that was completed in March 1999 to raise awareness and uncover development potential for the North Ponce Area (see Attachment C). Study was not adopted.
- o Douglas Apartment District Task Force Study – Study completed in June 1994 by a task force committee assessing current conditions and providing policy recommendations for the future development of the North Ponce Area (see Attachment D).

Additionally, Staff has prepared a North Ponce District binder that includes all pertinent background information regarding the North Ponce Area. This information includes past studies, meeting minutes and various other studies. Given the size of this binder, copies are available to review in the Planning Department office prior to the meeting. Staff will also have copies available at the May

## **“North Ponce de Leon Area - Master Plan”**

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11<sup>th</sup> meeting.

The binder contains the following information.

- Comprehensive Land Use Plan (CLUP) - Goals, Objectives and Policies for North Ponce Study Area (2005)
- Status of Implementation of Objectives from the Douglas Apartment District Study within the Zoning Code Rewrite (2004)
- Historic Resources Survey of Coral Gables (Janus Research) (2004)
- North Ponce Tri-Board Workshop Meeting Minutes (2003)
- Chart - Implementation of Charrette Recommendations (2002)
- Coral Gables Charrette Report - “North Ponce Neighborhood” Section and “Recommendations” Section (2002)
- City of Coral Gables Historic Resources Report (Janus Research) (2000)
- Correa Valle Valle North Ponce Draft Zoning Review (1999)
- Douglas Apartment District Task Force Study (1994)

The Department and the City’s consultant look forward to public and Planning and Zoning Board input.

### **Attachments:**

- A. Public Meeting Notice (dated April 15, 2005).
- B. North Ponce Tri-Board Workshop Meeting Minutes of January 22, 2003.
- C. Correa Valle Valle North Ponce Draft Zoning Review (dated March 9, 1999).
- D. Douglas Apartment District Task Force Study (dated June 22, 1994).
- E. Synopsis of Comments.