

City of Coral Gables

Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: June 8, 2005

Subject: **North Ponce de Leon Neighborhood.** Present preliminary concepts to create a detailed future “master plan” for the area, including creation of various rules and regulations that will provide for future framework for the type of allowable uses, building design, streetscape improvements, pedestrian circulation, traffic, parks/recreation, historic preservation, and other public improvements.

Staff Recommendation

The Planning Department recommends that the Planning and Zoning Board review and provide recommendations on the strategies and preliminary concepts for the North Ponce de Leon neighborhood provided as Attachment A.

Request

Planning Staff and the City’s consultant seek public comment from property owners, residents, stakeholders and direction from Planning and Zoning Board on the strategies and preliminary concepts developed as a result of the input received at the 05.11.05 Planning and Zoning Board meeting.

Background

At the 05.11.05 Planning and Zoning Board meeting property owners, residents, stakeholders and the Planning and Zoning Board provided initial input on the North Ponce area in order to assist Planning Staff and the City’s consultant in developing a master plan for the North Ponce Neighborhood. 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.

As a result of that meeting the City’s consultant developed strategies and preliminary concepts for the area that will serve as the framework for the future “master plan” for this area. The strategies are separated into two distinct areas: 1) the single-family residential area north of

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SW 8th Street; and, 2) commercial/multi-family residential mixed-use area south of SW 8th Street. The preliminary concepts (graphics) display numerous streetscape and development scenarios for the area. Both the strategies and concepts will be explained in detail by the City's consultant at the 06.08.05 meeting.

These strategies and preliminary concepts were initially presented to Department Directors by the City's consultant on 05.25.05. At that meeting Planning Staff requested written comments from the departments and that the comments would be forwarded to Planning and Zoning Board for consideration at their 06.08.05 meeting. Staff has received the following comments (provided as Attachment B):

- Police Department's memo.
- Public Works' Traffic Calming Plan from for the single-family residential area north of SW 8th Street. This plan includes bulbouts at various intersections along Ponce de Leon and along Douglas Road.
- Parks and Recreation Department's email.
- Fire Department's email.

As provided at the 05.11.05 meeting, 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, and will be available at the 06.08.05 Board 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)

As additional background information, Staff has included a Synopsis of Comments (updated on 06.01.05) as Attachment C. The minutes from the 05.11.05 Board meeting are provided as a separate agenda item (see Item 2 of the 06.08.05 agenda).

Public Notification/Comments

Approximately 1,200 notices were mailed on 04.15.05 to all property owners in the North Ponce district 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.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Strategies and Preliminary Concepts.
- B. Comments received for City Departments.
- C. Synopsis of Comments (updated 06.01.05).

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