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Implementation of Charrette Recommendations

Final

Charrette Rec.	Recommendation	Current status: • Further evaluation required to determine feasibility • In progress • Completed • Not viable	Action Plan (Respon. Dept.)	City Department Assistance	Implem. Method	Funding Method	City Board/ Committee Review required
Design Recommendations							
D1	Redesign Ponce Circle Park to conform with the historical intention of the original Arts and Crafts section as a more formal and urban landscape with an open-air pavilion and pergolas for art fairs and other cultural gatherings.	In progress. Public Works, Public Service and City Consultant completed conceptual design.	Public Works	Parks and Recreation, Public Service, Public Works, Historic Resources	Master plan	GO Bond, Grants (Parknership Program), Seeking money from County surtax.	Ponce Development Association, Beautification Committee, Parks and Recreation Advisory Board, Board of Architects
D2	Provide City Hall with a civic setting in support of its historic designation: a grand civic green with a market structure; an urban room defined by buildings across the boundary streets on west, south and east.	Further evaluation required to determine feasibility. Historic District has been created for City and Merrick Park.	Public Works	Planning, Historic Resources, Public Works	Master plan	GO Bond, Grants, CIP	Historic Preservation Board, Beautification Committee, Board of Architects
D3	Create a grand public space for Alhambra Circle referenced as the "Alhambra Rambla": diagonal parking and two travel lanes in each direction; a 48-foot wide median with shade trees, beautiful paving, large stone benches and pedestrian scaled lighting; at the west end shade and flowering trees with a gabled coral rock pavilion; the City salon at the center able to be closed off for civic events; a special design for the east of Ponce aligning median trees and enlarging Pitman Park.	Further evaluation required to determine feasibility of design plan created as a part of the Charrette. Pittman Park development not recommended.	Public Works	Public Works, Planning, Public Service	Master plan	GO Bond, Grants, CIP, Area Assessment District	Beautification Committee, Board of Architects
D4	Develop a master streetscape plan for all Downtown and North Ponce streets to enhance the city as a Garden City, with an emphasis on pedestrian comfort as follows: maximize sidewalk width; add shade trees to increase tree canopy; minimize vehicular lane widths; maximize on-street parking; preserve	In progress. Planning, Public Works and Public Service in association with consultant are	Public Works, Public Service	Public Works, Planning, Public Service	Master plan	GO Bond, Grants, CIP	Beautification Committee, BID

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	commercial/retail visibility; access and accentuate mid-block crossings; design aesthetically pleasing lighting; select plant material types to relate to street scale; and promote increased urban open space in safe, accessible areas. Encourage the use of innovative design and planting techniques, including structural soil, to insure survivability of plant material. Develop four generic approaches (kit of parts) based on the variety of existing rights of way and conditions as follows: Begin with Aragon, Andalusia and Valencia Avenues. a. Widen sidewalks; narrow travel lanes; trees on the sidewalk. b. Maintain sidewalk and travel lane dimensions; trees on the sidewalk. c. Maintain sidewalk and travel lane dimensions; trees in the parking lane. d. Maintain sidewalk and travel lane dimension; arcades, pergolas, trellises, awnings over sidewalk.	evaluating a streetscape design plan for North Ponce De Leon. Overall master plan is needed for entire CBD in lieu of typical street plan.					
D5	Return two-way traffic to Valencia Avenue.	Not viable. Traffic circulation patterns do not warrant this change at this time.					
D6	Activate trolley planned for north-south route from SW 8th Street to Merrick Park and Metro Rail; add east-west service on Miracle Mile and Biltmore Way up to Venetian Pool and Biltmore Hotel.	In progress. Funding alternatives for Trolley are in place. Trolley acquisition is in progress and trolley shall be operational in Summer 2003. Route extension to Venetian Pool and Biltmore Hotel shall be subject of further study.	Development Public Works	Development Public Works		County surtax, County funding	Traffic Advisory Board, Planning and Zoning Board
D7	Make trolleys visually appealing using original Coral Gables trolley as a prototype.	In progress. Prototype selected.	Development Public Works	Public Works, Historic Resources		County surtax, MPO/FDOT funding	
D8	Consider long term plan for fixed rail to substitute for rubber tire trolleys and study additional routes	Not viable. Rubber tire trolley is preferred					

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	throughout City in addition to routes mentioned above	alternative.					
D9	Develop eastern edge of Phillips Park with liner residential buildings to conceal the parking garage now visible across the park and to add eyes on the park. Use development proceeds to purchase land for small parks in the North Ponce area.	Not viable for private property. Further study required. City can develop on park property.	Building, Parks and Recreation			Grants (Parknership)	Parks and Recreation Advisory Board
D10	Develop mid-block pedestrian passages for each block of Miracle Mile and encourage their continuation north-south throughout Downtown. Design pedestrian passages to be inviting to the pedestrian with storefronts, small offices, entries to apartments above and landscaped courts.	In progress. Recommendations are included in proposed rewrite of the Med. Ordinance. Public Service and Public Works shall examine possible physical improvements to existing walkways to enhance usability.	Planning, Public Works, Public Service	Public Works, Public Service, BID	Master plan, Zoning Code change		Med. Ordinance Review Comm., Planning and Zoning Board,
D11	Develop a public garden (Firehouse Park) with a loggia in the lot to the north of the old Firehouse in coordination with its new first floor museum.	In progress. Included with the development of Museum.	Historic Resources, Public Works	Historic Resources, Public Works	Master plan		Historic Preservation Board, Beautification Committee
D12	Develop a public loggia (Miracle Square) adjacent to the Miracle Theatre at the corner of Miracle Mile and Salzedo with connections to the theater and small-scale café. Alternately, a vined trellis or quincunx (canopy) of trees may serve.	Not viable. Long-term lease exists on the property.					
D13	Replat west end of Miracle Mile to increase depth of lots facing LeJeune Road to give appropriate frontage to City Hall and to allow larger floor plate.	Not viable. This requires the condemnation of already constrained rights-of-way widths.					

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D14	Develop a comprehensive and uniform signage system which supports pedestrian orientation with changes to the zoning code as necessary to include:	Completed. Included as part of Sign Code rewrite.	Planning				Planning and Zoning Board
	a. Provide way of finding signs on Miracle Mile at street intersections and cross block passages.	In progress. Will be installing Parking directional signs.	Public Works			CIP	Board of Architects
	b. Create distinctive signs for trolley stops.	In progress	Public Works			County surtax	Board of Architects
	c. Allow perpendicular and window signs for storefronts. These function well with street trees and arcades and are part of the City's history.	Completed. Included as part of Sign Code rewrite.	Planning				Planning and Zoning Board, Board of Adjustment
	d. Create standards for placement of strategically placed signage for special events.	Further evaluation required to determine feasibility	Building, Parks and Recreation				Board of Architects, BID
D15	Develop a palette of street furnishings, including benches, trash receptacles, information kiosks and streetlamps based on original Coral Gables models for use throughout Downtown.	In progress. Overall master plan is needed for entire CBD in lieu of typical street plan. Same as D4 Recommendation.	Public Works, Public Service	Planning, Development	Master plan	GO Bond, CIP, Area assessment District	Beautification Committee, BID, Board of Architects
D16	Reinforce five identifiable communities in North Ponce area, per prior study, with a streetscape that establishes identity and a special green space for each community.	In progress. Workshop was scheduled with applicable Boards to discuss alternatives to area. City Staff drafting action plan.	Planning, Building, Public Works, Public Service, Historic Resources, Develop.		Master plan, Zoning Code change	GO Bond, Grants (Parknership Program)	Planning and Zoning Board, Board of Architects, Economic Development
D17	Create a central square for all of North Ponce area, per prior study, with a streetscape that establishes identity and a special green space for each community.	In progress. Same comment as D16.	Planning, Public Works, Public Service, Historic		Master plan, Zoning Code change		Planning and Zoning Board, Board of Architects, Economic Development

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			Resources, Develop.				
D18	Redesign Ponce de Leon Boulevard corridor to include the following: increased sidewalks widths; sidewalk landscaping; limitation of vehicular driveway curb cuts; and traffic calming including a landscaped median.	In progress. Planning, Public Work, Public Service in association with consultant are evaluating a streetscape design plan for North Ponce De Leon.	Public Works	Public Service, Planning	Master plan	Dade County Impact fees, MPO, County Surtax, Area Assessment	Planning and Zoning Board, Board of Architects, Historic Preservation Board, Economic Development
D19	Provide landscaped traffic calming elements of Galiano and Salzedo Streets.	Further evaluation required.	Public Works,	Public Service, Planning			Traffic Advisory Board

Policy Recommendations

P1	Consolidate dense development and redevelopment of Downtown to enhance the public realm and its transit friendliness and walkability.	In progress. Recommendations are included in proposed rewrite of the Med. Ordinance.	Planning		CLUP and Zoning Code rewrite.	Funded via Budget.	
P2	Engage property owners, residents, and merchants to address issues of design, regulations and management in area south of Downtown boundary and north of University Drive.	Further evaluation required to determine feasibility.	Planning				Planning and Zoning Board
P3	Make multiple mobility options the goal of all City and specifically public works improvements including pedestrians, bicycles, transit and automobiles.	In progress. Master bicycle plan is being developed.	Public Works	Parks and Recreation		County Grant applied for	Traffic Advisory Board
P4	Work with County to adjust street speed limits as follows:						
	a. 40 mph for arterial streets outside of Downtown, such as SW 8th Street; Douglas Road north of Alhambra and south of Sevilla; LeJeune Road north of Alcazar and south of Sevilla;	Further evaluation required.	Public Works				Traffic Advisory Board
	b. 30 mph for Ponce de Leon Blvd. north of Alcazar and south of University Drive; Douglas Road south of	Further evaluation required.	Public Works				Traffic Advisory Board

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	Alhambra and north of Sevilla; LeJeune Road south of Alcazar and north of Sevilla:						
	c. 25 mph for the remaining streets except.	In progress. City is involved in Countywide amendment.	Public Works, City Attorney				Traffic Advisory Board
	d. 20 mph for Antilla between Galiano and Salzedo, Minorca between Ponce and LeJeune, Alcazar, east of Ponce, Giralda between Salzedo and Galiano, Aragon between Ponce and LeJeune, Salzedo between Alcazar and Valencia.	Further evaluation required.	Public Works				Traffic Advisory Board
P5	Work with County to assume jurisdiction of all streets in Downtown and North Ponce.	Further evaluation required. City currently working with County to amend.	Public Works, City Attorney				Traffic Advisory Board
P6	Limit height of buildings facing Miracle Mile to three to six stories, allowing taller buildings on the rear lots facing Andalusia and Aragon Avenues via regulations allowing transfer of development rights.	In progress. Recommendation is included in proposed rewrite of the Med. Ordinance.	Planning	Building	CLUP and Zoning Code rewrite.	Funded via Budget.	Planning and Zoning Board
P7	Revise zoning code to limit street front building length to a maximum of 250 feet.	In progress. Recommendation is included in proposed rewrite of the Med. Ordinance.	Planning	Building	CLUP and Zoning Code rewrite.	Funded via Budget.	Planning and Zoning Board
P8	Revise the zoning code to allow and encourage live-work units with workplace space on the ground floor and living quarters above to increase resident activity and small business incubation within Downtown and North Ponce.	Further evaluation required to determine feasibility.	Planning	Building	CLUP and Zoning Code rewrite.	Funded via Budget.	Planning and Zoning Board
P9	Revise zoning code to allow narrow lot mixed-use infill townhouses in Downtown, including a zero front setback building type for blocks with alleys and a front setback building type to match existing in other areas.	Further evaluation required to determine feasibility.	Planning	Building	CLUP and Zoning Code rewrite.	Funded via Budget.	Planning and Zoning Board
P10	Revise zoning code to consolidate Downtown retail into the Retail Priority Area, including the length of Miracle Mile and generally the blocks between	Further evaluation required to determine feasibility.	Planning	Building	CLUP and Zoning	Funded via Budget.	Economic Development Board

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	Salzedo and Galiano from Alhambra to Valencia. Limit the requirement of ground floor retail use to this area only. Require all Downtown buildings to face streets with commercial or residential habitable space (not parking) for first four floors, with doors and windows onto sidewalks.				Code rewrite.		
P11	Revise zoning code to encourage creation of an open-air Mediterranean shopping and dining experience emphasizing sidewalk cafes, garden courts, and upper level terraces.	In progress. Recommendation is included in proposed rewrite of the Med. Ordinance.	Planning	Building	CLUP and Zoning Code rewrite.	Funded via Budget.	Planning and Zoning Board
P12	Complete further research on the Mediterranean Ordinance to consider eliminating incentives and to require picturesque massing and proportions in keeping with traditional principles. Emphasize building design that promotes relationship of building to site, taking into consideration building bulk, mass, visual corridors, historic landmarks, scenic roadways, creation/preservation of entrances. Govern the horizontal and the vertical dimensions of building with these layers: Vertically: Three layers in height provide a base, main mass, and a tower. The base shall have specified maximum lot coverage, the largest floor plate area, from ground floor up to 1/3 building height. The main mass shall have a smaller floor plate for a minimum of 1/3 building height. The tower shall have the smallest floor plate for a maximum of 1/3 height. Horizontally: Three layers in depth provide embellishment at the pedestrian levels, a dominant mass maintaining the street wall, and a tower for long distance identity. The first layer may encroach into the right-of-way with an arcade, cantilevered balconies, awnings, trellises. The second layer commences at a build-to-line. The third layer sets back a minimum distance.	In progress. Recommendation is included in proposed rewrite of the Med. Ordinance.	Planning.	Building	CLUP and Zoning Code rewrite.	Funded via Budget.	Med. Review Committee, Planning and Zoning Board
P13	Create a compact and transparent zoning code from the ground up – rather than continuing to overlay already numerous amendments to what has become a convoluted code. Establish an ordinance revision	Further evaluation required to determine feasibility.	Planning	Building	CLUP and Zoning Code	Funded via Budget.	Planning and Zoning Board

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	committee to guide new code development.				rewrite.		
P14	Preserve historic apartment buildings in North Ponce and develop methodology for implementation thereof.	In progress. Same comment as D16.	Planning, Building, Public Works, Public Service, Historic Resources, Develop.				Planning and Zoning Board, Board of Architects, Historic Preservation Board, Economic Development
P15	Preserve North Ponce as the City's neighborhood for affordable rental housing.	In progress. Same comment as D16.	Planning, Building, Public Works, Public Service, Historic Resources, Develop.				Planning and Zoning Board, Board of Architects, Historic Preservation Board, Economic Development
P16	Revise zoning code to promote infill building in North Ponce that is compatible with historic types, with parking behind habitable space fronting sidewalks to ensure eyes on the street.	In progress. Same comment as D16.	Planning, Building, Public Works, Public Service, Historic Resources				Planning and Zoning Board, Board of Architects, Historic Preservation Board, Economic Development
P17	Revise zoning code to bring FAR and height restrictions into conformance with land use and platting regulations.	Further evaluation required to determine feasibility.	Planning	Building	CLUP and Zoning Code rewrite.	Funded via Budget.	Planning and Zoning Board
P18	Revise zoning code to allow bed and breakfast uses with smaller unit size and parking on the street with permits.	Further evaluation required to determine feasibility.	Planning	Building	CLUP and Zoning Code rewrite.	Funded via Budget.	Planning and Zoning Board

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P19	Encourage the establishment of ground level urban open spaces (e.g., plazas, greens, courtyards) to promote pedestrian gatherings and activities.	In progress. Recommendation is included in proposed rewrite of the Med. Ordinance.	Planning		CLUP and Zoning Code rewrite.	Funded via Budget.	Planning and Zoning Board
P20	Encourage the use of art in public and private spaces to further enhance the cultural and historic identity of the City Beautiful. This could include water, lighting, murals, new landmarks and interactive art.	Further evaluation required.	Develop.		CLUP and Zoning Code rewrite.	Funded via Budget.	Cultural Development Board
P21	Require screening and buffering of obnoxious uses in alleys.	In progress. Recommendation is included in proposed rewrite of the Med. Ordinance. Include provisions for Citywide applicability.	Planning		CLUP and Zoning Code rewrite.	Funded via Budget.	Planning and Zoning Board

Management Recommendations

M1	Establish a retail merchandizing plan for the Retail Priority Area with specialty zones such as: restaurant row; arts and crafts area; design district; and, others oriented to niche and local markets in order to coordinate tenant recruitment and marketing. Build on the success of gallery night.	Draft update of development plan is completed. Public input needed.	Development BID				Economic Development Board, BID
M2	Work with merchants: a. develop a plan for frequent and seasonal merchandise updating b. develop a calendar for evening and special event hours c. develop a storefront interior lighting standard to increase sidewalk ambient illumination.	Further evaluation required.	Development Business Improvement District				Economic Development Board, BID
M3	Consider hiring a part-time tenant coordinator to assist both new and existing merchants with merchandising		Business Improvement				

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	and design and marketing issues. Develop an ongoing events program that reinforces the unique history and "brand" identity of Coral Gables and Miracle Mile. Research programs in other cities (such as Boulder, Colorado) to help preserve the mix of small, local businesses in the downtown as new development continues upward pressure on commercial lease rates.		District				
M4	Consider closing Giralda evenings and weekends for open air dining that spills out into the street.	Further evaluation required. Previously pursued.	Public Works	Planning, Parking, Development, Public Service			
M5	Consider centralized valet stand at both ends of 100 block of Giralda to serve restaurants.	Completed. Study completed and valet locations stations relocated/consolidated.	Parking				
M6	Position Downtown and North Ponce retail to be complementary to, rather than competing with, tenant mix of the Villages of Merrick Park.	In progress. City staff notes areas are two different retail areas.	Planning				Planning and Zoning Board
M7	Implement joint marketing, trolley funding and other activities with the Villages of Merrick Park.	In progress. Marketing discussion is underway. Trolley funding addressed in previous item.	Development				Economic Development Board, Chamber of Commerce, BID
M8	Clarify parking regulations as follows:						
	a. Require all public and private garages to put visitor parking on the lower levels closest to the street with permit and employee parking above.	Completed.	Parking				
	Encourage shared parking arrangements to make office parking available for evening retail and dining users.	The City does not control private garages.	Parking				
	b. Within the Retail Priority Area, require all public parking to be short-term visitor parking, prohibiting all permit parking.	Not viable. Disporportaite amount of revenue comes form monthly parking permit fees.	Parking				

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	c. Develop a market pricing system for all public parking, with the highest price parking in the highest turnover area, close to retail areas, and lower priced parking away from the retail core.	Not viable. Creation of pricing system not valid. Patrons park in closest proximity to intend use. Would result in reduction of revenues.	Parking				
	d. Develop the City's fledgling parking trust fund to support public provision of parking. Establish parking buy-out program to encourage infill building currently precluded by inability to fulfill private parking requirements.	In progress. Working with Finance to complete.	Parking				
	e. Create remote parking respectful of surrounding residential uses at the north terminus of the trolley system. South terminus is already served at Metro Rail.	Further study required. City has lots 42 and 43 are available. Requires the purchase of additional private property.	Parking				
	f. Explore automated parking systems, which consume 40 to 50 percent of space conventionally required.	Further study required. Viable for smaller type developments. Once available land is exhausted.	Parking				
	g. Eliminate valet parking during the daytime or consider centralized valet service.	Not viable. Previous direction provided.	Parking				
	h. Introduce residential parking permit system for North Ponce residential neighborhood.	Further study required. Public input required. Parking Advisory Board is in opposition of residential parking permit system.	Parking, Public Works				
M9	Plan for infrastructure enhancements, including burying of overhead utilities and adding infrastructure for new technology.	Further evaluation required. Cost prohibitive.	Building	Public Works, Planning, IT	Master plan, Zoning Code		

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M10	Promote the City's standing as a center for arts, culture, dining and entertainment for the region.	In progress. Marketing plan underway.	Development				Cultural Development Board
M11	Explore ways of using City land to support core infill goals including affordable housing facilities for seniors.	In progress. Survey underway.	Development	Parks and Recreation, Public Works			Economic Development Board, Property Advisory Board

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