Memorandum

MIAMI-DADE COUNTY

Date: May 3, 2011

Agenda Item No.8(N)(1)(A)

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Resolution Approving the Coral Villa Estates Charrette Area Plan Report

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Recommendation
It is recommended that the Board adopt the attached Resolution approving the Coral Villa Estates Charrette Area Plan Report.

Scope
The Coral Villa Estates Charrette Area Plan impacts the Coral Villa Estates area located in Commission District 6.

Fiscal Impact/Funding Source
All the recommendations provided in the Coral Villa Estates Charrette Area Plan Report, unless noted in the report, are not funded and remain so until their inclusion in the County budget or, if applicable, until funded by another implementing entity. Approval of this Report shall not cause any additional fiscal burden to Miami-Dade County.

Track Record/Monitor
Not applicable.

Background
On April 7th, 2009, the Board of County Commissioners (BCC) passed resolution No. R-382-09 directing "the Mayor or his designee to organize a charrette for the Coral Villa Estates area and facilitate the preparation of a charrette report."

Upon the establishment of a steering committee composed of area stakeholders, staff began the area planning process in October 2009. Since then, staff held 12 public meetings including, among others, 5 steering committee meetings, a charrette design workshop, and a work-in-progress presentation. In June 2010, upon completion of the planning process, the Department of Planning and Zoning (DP&Z) issued the Coral Villa Estates Charrette Area Plan Report (the Report) and held public meetings to review the Report.

Specifically, the Report addresses the unincorporated area bounded by Coral Way (SW 24th Street) to the north, the Coral Gables Canal to the south, Ludlam Road (SW 67th Avenue) to the west and SW 63rd Avenue to the east. The Report was prepared with the assistance of the steering committee and the following County departments: Park and Recreation, Public Works, Building and Neighborhood Compliance, and Metropolitan Planning Organization.

In general, the attached Report contains a series of recommendations that reflect the vision for the growth and development of the Coral Villa Estates area as articulated by the residents, property owners and stakeholders who participated in the charrette workshop and steering committee meetings held during the area planning process.

The Report's recommendations are consistent with, and if implemented, would further many of the Land Use policies related to open space, neighborhood amenities, pedestrian and bicycle facilities, and other principles of sustainability and smart growth contained in the County's Comprehensive Development Master Plan. These policies include, but are not limited to, Land Use Policy 1C (infill development), Land Use Policy 1D (neighborhoods which include recreational facilities, and safe circulation of automotive, pedestrian and bicycle traffic), Land Use Policy 8A (suitable locations for residential development), Land Use Policy 8B (distribution of neighborhood retail), and Land Use Policy 9E (compatibility among land uses).

The Report and its recommendations also further the implementation of the Parks and Open Space System Master Plan, approved by the BCC on February 19, 2008, particularly those goals regarding neighborhood parks, and pedestrian friendly streets and rights-of-way, and the recommendations of the Aesthetics Master Plan, approved by the BCC on November 17, 2009, regarding arterial and local roadways, and waterway corridors.

On August 2, 2010, the Planning Advisory Board reviewed the Report and recommended, through a resolution, that the Board of County Commissioners approve the Report and pursue implementation of its recommendations.

Alex Muñoz
Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: May 3, 2011

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 8(N)(1)(A)

Please note any items checked.

_____ "3-Day Rule" for committees applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ No committee review

_____ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve

_____ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

3

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(1)(A)
5-3-11

RESOLUTION NO. _____

RESOLUTION APPROVING THE CORAL VILLA ESTATES CHARRETTE AREA PLAN REPORT

WHEREAS, on April 7, 2009, this Board adopted Resolution No. R-382-09, sponsored by Commissioner Rebeca Sosa, which directed the County Mayor or his designee to organize a charrette for the Coral Villa Estates area; and

WHEREAS, the Coral Villa Estates Charrette Steering Committee, area residents, and business owners worked together to build consensus on the future of the Coral Villa Estates area; and

WHEREAS, the Department of Planning and Zoning held 12 public meetings, including the Coral Villa Estates Charrette and Charrette Design Workshop from April 10 to April 16, 2010; and

WHEREAS, the Department of Planning and Zoning, in coordination with the Coral Villa Estates Charrette Steering Committee, issued the Coral Villa Estates Charrette Area Plan Report in June 2010; and

WHEREAS, at their meeting of June 10, 2010, the members of the Coral Villa Estates Charrette Steering Committee discussed the Coral Villa Estates Charrette Area Plan Report, its recommendations, and implementation; and

WHEREAS, at their meeting of August 2, 2010, the members of the Planning Advisory Board recommended approval of the Coral Villa Estates Charrette Area Plan Report and endorsed its recommendations; and

WHEREAS, the Coral Villa Estates Charrette Area Plan Report is generally consistent with the County's Comprehensive Development Master Plan,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves the Coral Villa Estates Charrette Area Plan Report.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman
Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro	Lynda Bell
Jose "Pepe" Diaz	Sally A. Heyman
Barbara J. Jordan	Jean Monestime
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of May, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

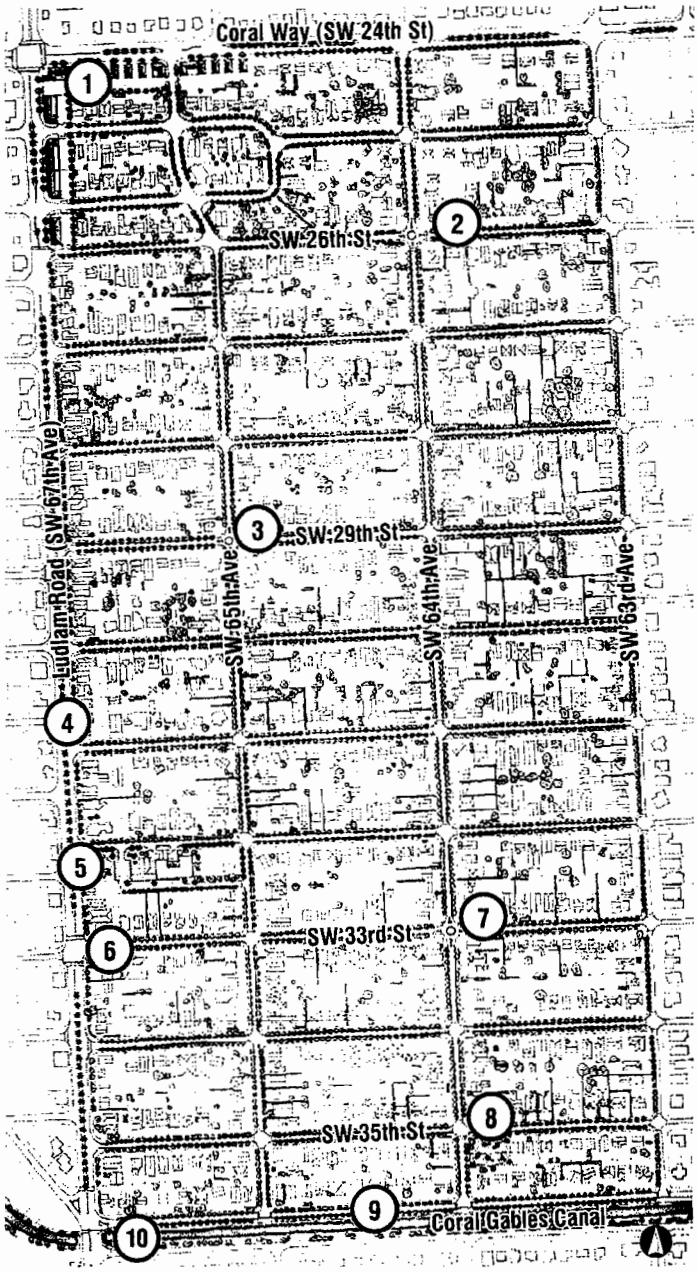
HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency.

By:_____
Deputy Clerk

Dennis A. Kerbel

Coral Villa Estates Charrette Area Plan Report **Summary**



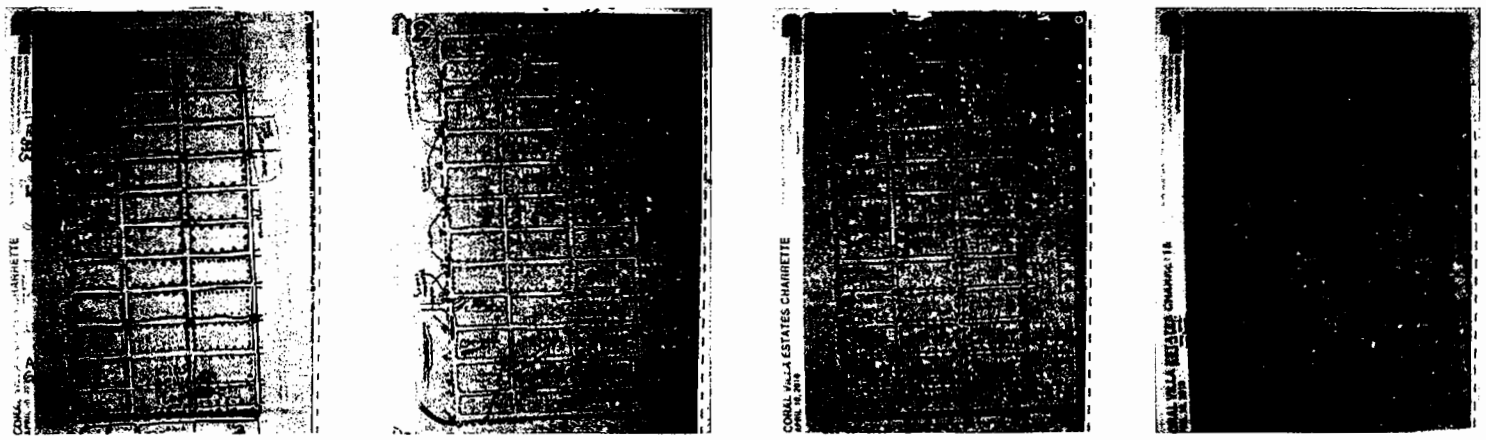
Vision Plan Points of Interest:

1. Commercial redevelopment
2. Roundabout at SW 64th Avenue and SW 26th Street
3. Roundabout at SW 65th Avenue and SW 29th Street
4. Landscaped median along Ludlam Road
5. Green at the Coral Villa Baptist Church
6. Traffic Signal at SW 67th Avenue and SW 33rd Street
7. Roundabout at SW 64th Avenue and SW 33rd Street
8. Coral Villas Park
9. Promenade along the Coral Gables Canal
10. Pedestrian/Bicycle connection to A.D. Barnes Park

Charrette Workshop

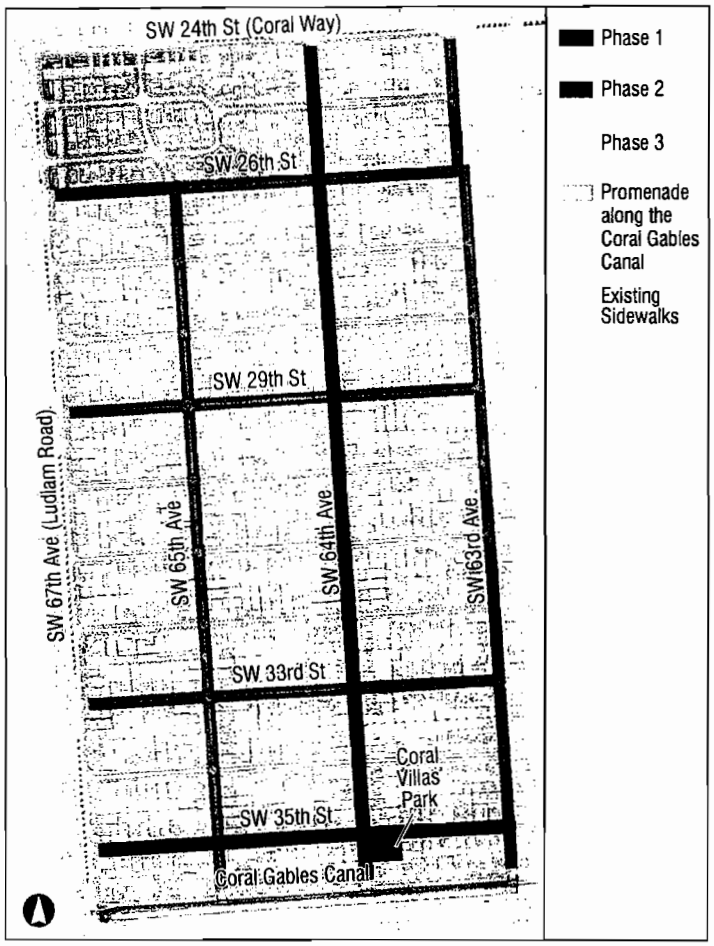
Above: The April 10, 2010 charrette workshop. Coral Villa Estates area residents discussed community issues and drew their ideas onto trace paper, which by the end of the afternoon, would become the 'Citizens' Plans,' which form the basis for the recommendations of the Area Plan Report.

'Citizens' Plans'



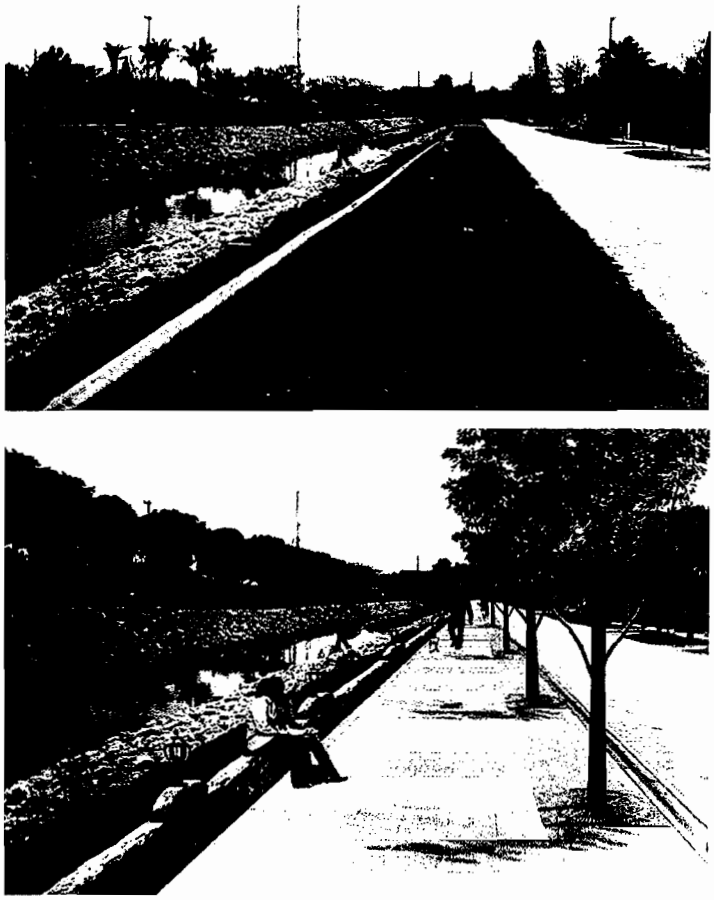
Above: The 'Citizens' Plans,' created by charrette workshop participants illustrating desired improvements in the study area.

Sidewalk Phasing Plan



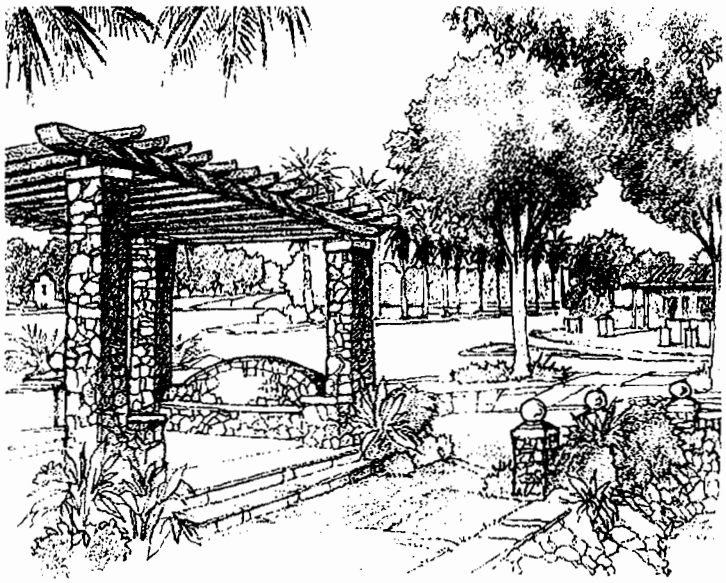
Above: Plan illustrates the recommended phasing for the construction of sidewalks in the Coral Villa Estates Charrette Study Area.

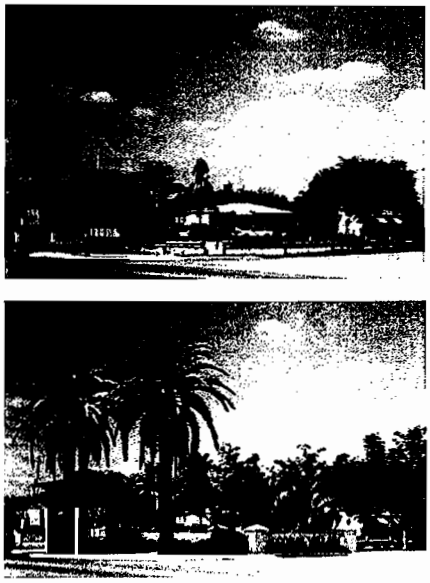
Promenade along the Coral Gables Canal

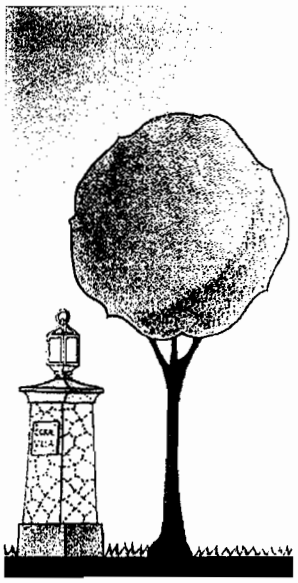


Above: Before-and-after photo simulation showing promenade along the Coral Gables Canal

Entrance Features

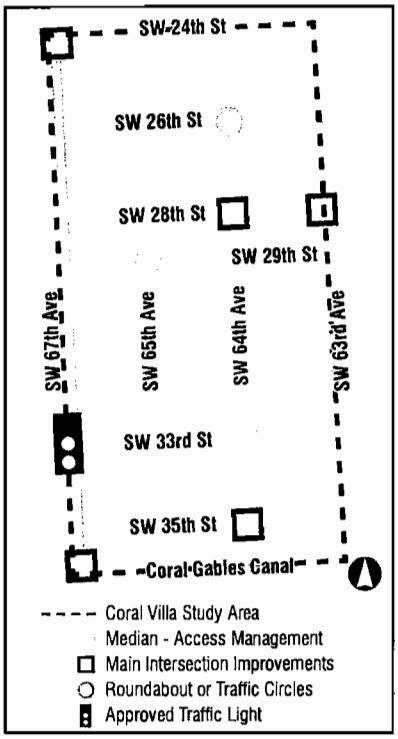




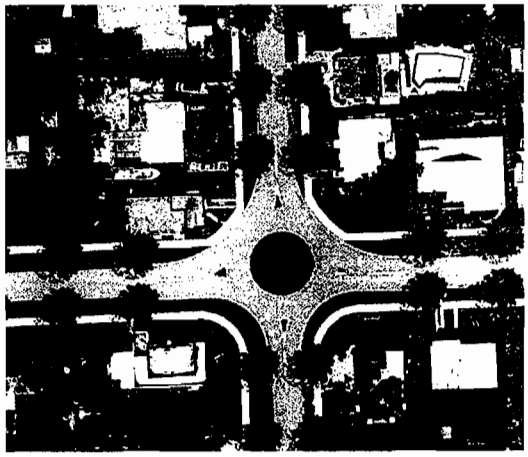


Above left: Entrance feature/bus shelter alternative at the intersection of the Coral Gables Canal and Ludlam Road
Above center: Before-and-after photo simulation of entrance feature at the intersection of the Coral Gables Canal and Ludlam Road
Above right: Typical entrance feature alternative for the Coral Villa Estates study area

Traffic Calming

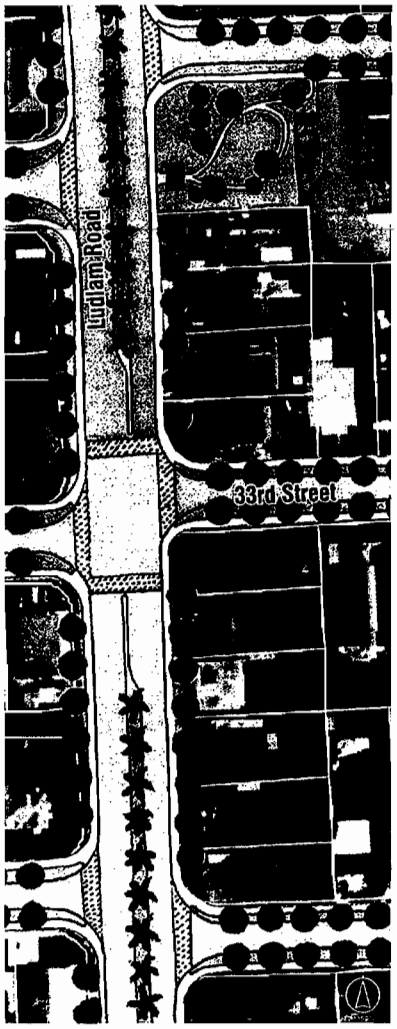


Above: Before-and-after photo simulation of a roundabout that may be used throughout the study area to discourage cut-through traffic and provide for traffic calming
Right: Traffic Calming Plan

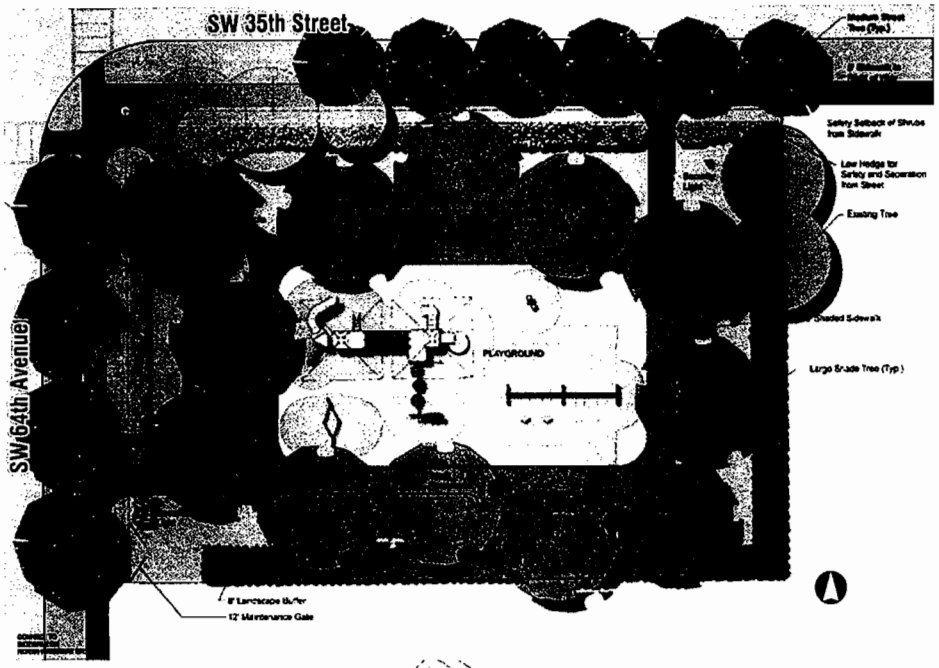


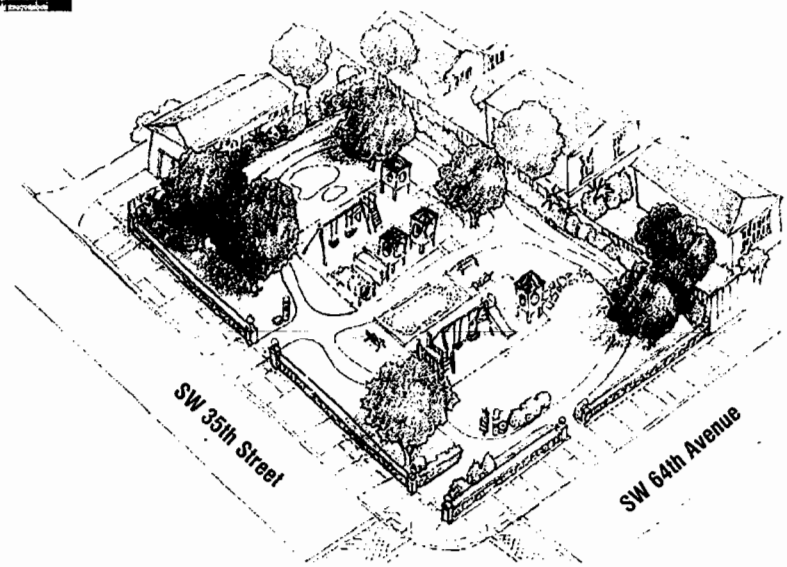
Above: Before-and-after photo simulation of a roundabout on SW 26th Street and SW 64th Avenue

Above: Before-and-after photo simulation showing landscaped median along Ludlam Road
Right: Plan of Ludlam Road and SW 33rd Street with center median and south bound left turn lane into the study area



Coral Villas Park



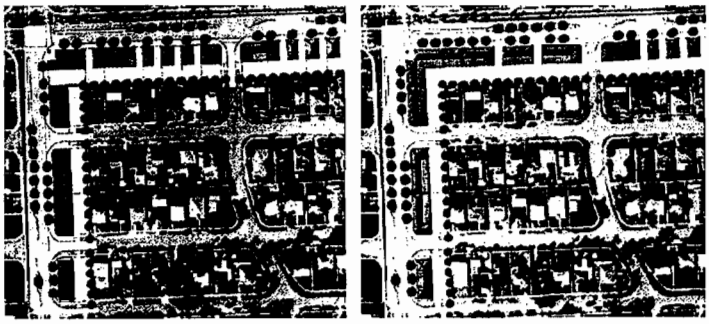


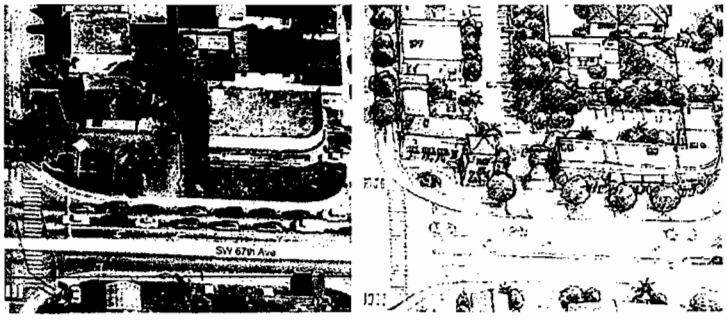
Above top: Site plan for the Coral Villas Park developed by the Miami-Dade County Park and Recreation Department during the charrette week
Above bottom: Rendering showing a design alternative for the Coral Villas Park

Green at the Coral Villa Baptist Church

Above top: Existing conditions at the intersection of Ludlam Road and SW 32nd Street
Above bottom: Rendering showing improved bus shelter and green

Intersection of Coral Way and Ludlam Road

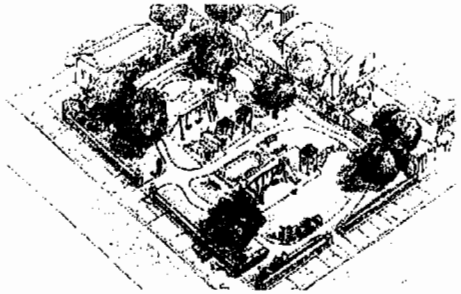


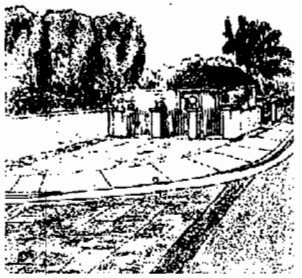


Above left: Redevelopment alternatives at the intersection of Coral Way and Ludlam Road
Above right: Aerial view and redevelopment alternative of the intersection on Coral Way and Ludlam Road

The Coral Villa Estates

Charrette Area Plan Report





MIAMI-DADE COUNTY

Department of Planning and Zoning • Community Planning Section • Urban Design Center • January 2011

Charrette Steering Committee

Silvia Unzueta, Chair
Joe Sagarribay, Vice-Chair
Francisco Javier Arboli
Cristina Blanco
Neila Lopez
Tania Sotelo
Rosa Valdes
Marisela Verena
Manolo Villaverde
Sleiman Zogheib

Carlos Alvarez, Mayor
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District 13

Harvey Ruvin, *Clerk of Courts*
George M. Burgess, *County Manager*
R.A. Cuevas, Jr., *County Attorney*
Marc C. LaFerrier, AICP, *Director*
Department of Planning and Zoning

12

Statement of Legislative Intent

This statement is applicable to these recommendations in its entirety and is declared to be incorporated by reference into each part thereof.

1. Nothing in the recommendations of the Coral Villa Estates Charrette Report ("the Report") shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist by the Code of Miami-Dade County.

2. The recommendations of the Report shall not be construed to preempt considerations of fundamental fairness that may arise from their strict application. Accordingly, these recommendations shall not be deemed to require any particular action where they are incomplete or internally inconsistent, or that would constitute a taking of property without due process or fair compensation, or would deny equal protection of the law.

3. The recommendations of the Report are intended to set general guidelines concerning its purposes and contents. They are not a substitute for land development regulations.

4. The recommendations of the Report contain long-range policies for the redevelopment of the Coral Villa Estates Charrette study area. Nothing in these recommendations shall require the immediate changing of existing uses or structures. It is the intent of these recommendations that they be applied as redevelopment occurs naturally or is precipitated by the destruction of the property to the extent that redevelopment in its original form is not economically feasible. The recommendations of the Report are not intended to preempt the processes whereby applications may be filed for relief from land development regulations.

This Report prepared by:

Miami-Dade County
Department of Planning and Zoning
Community Planning Section
Urban Design Center

January 2011

CONTENTS

Charrette Process **1**
What is a Charrette? 1
The Charrette Process 1
The Study Area **3**
Demographics 3
Existing Land Use 3
Future Land Use 3
Zoning 5
Traffic 5
Streets 5
Parks 5
Transit Service 5
Community Priorities **6**
Citizens' Plans **7**
Vision Plan **9**
Recommendations **10**
Entrance Features 10
Intersection of Coral Way and Ludlam Road 11
Traffic Calming 12
Coral Villas Park 14
Promenade along the Coral Gables Canal 15
Green at the Coral Villa Baptist Church 16
Green Network 17
Architectural Guidelines 18
Right-of-Way Improvements 19
Sidewalks 21
Implementation **22**
Appendices **25**
Appendix A: Resolution 25
Appendix B: Public Meetings 26
Appendix C: Socio-Demographic Profile 27
Appendix D: Zoning Districts 32
Appendix E: Cost Estimates for the Construction of Roundabouts and Sidewalks 32
Appendix F: Preliminary Cost Estimate for the Coral Villas Park 32
Appendix G: Cost Estimates for the Installation of Street Lights 33
Appendix H: Cost Estimates for theConstruction of Sidewalks 33
Acknowledgements **34**
Participating Departments and Agencies **35**

Charrette Process

This report was prepared consistent with the requirements of Section 2-116 of the code of Miami-Dade County which addresses the Area Planning process. The code provides for specific requirements for the initiation, scope, preparation, acceptance and implementation of Area Plan reports. Since the late 1990s, the charrette process has been the county's preferred method to encourage public participation and formulate recommendations for Area Plans.

What is a Charrette?

The term "charrette" is derived from the French term for "little cart". This refers to a final intense work effort by 18th century architecture students to meet a project deadline and place their projects into this cart. The modern charrette is intended to foster a similar creative burst of brainstorming ideas.

A charrette workshop involves the public in the planning and design process and is a valuable tool for setting the foundation for the development of a detailed Area Plan. It is a practical planning technique that blends public participation, planning and implementation where residents and stakeholders are invited to join urban designers in visualizing the future of their community.

The Charrette Process

The charrette process began in April 2009 with the approval of Resolution No. R-382-09 (Appendix A) adopted by the Miami-Dade County Board of County Commissioners. This resolution sponsored by Commissioner Rebeca Sosa directed staff to conduct a planning study for the Coral Villa Estates area.

A Charrette Steering Committee made up of concerned citizens in the Coral Villa Estates area guided the charrette process through several meetings in the months leading up to the charrette workshop. These meetings were well attended by residents and community stakeholders.

Prior to the charrette workshop, staff from DP&Z collected background information to assess current conditions and issues in the study area. Numerous concerns identified by the steering committee were noted by staff as well.

Extensive effort was made so that study area residents were aware of the steering committee meetings and charrette week events. All meetings were advertised in the Miami Herald and mailings were sent to all property owners within and surrounding the study area. Additionally, posters were displayed in area businesses and door hangers were distributed advertising the date and location of the charrette workshop.

The charrette week began on Saturday, April 10, 2010 with a public design workshop held at the Coral Villa Baptist Church. After a brief overview of the study area, charrette participants broke into groups, each provided with an aerial photo of the study area overlaid with trace paper. With the assistance of staff from DP&Z, each group discussed community issues and drew ideas onto the trace paper, which by the end of the afternoon, would become the "Citizens' Plans". After several hours of drawing and discussion, the plans were displayed and citizen representatives from each group discussed the features of their plan. In these presentations, there was a clear consensus in many of the suggestions for improvement of the Coral Villa Estates area. The concepts and issues identified in each of the Citizen's Plans are shown on pages 7 and 8. It is important to note that this Area Plan Report is only possible with the consensus provided by the participants of the charrette.

In the week following the charrette workshop, the design team remained in the study area, working at A.D. Barnes

Figures 1-11: Residents participating during the charrette design workshop

Park. Residents visited the design team during the week and provided valuable comments and suggestions. A follow-up presentation of the work developed during the week was given on the evening of Monday, April 19, 2010. An outline of the next steps that would take place in the Area Plan process was also presented.

In the following months this Area Plan Report, which incorporates the recommendations developed through the charrette process, will be presented to the steering committee, residents and stakeholders for review. The steering committee will then prioritize the report's recommendations and forward the completed report to the Planning Advisory Board for additional review. Any recommendations by the Planning Advisory Board will be considered when this report is presented for approval by the Board of County Commissioners.

Study Area

The Coral Villa Estates area comprises approximately 192 acres and is composed of three plats that were recorded in the early to mid 1920s, as well as a fourth plat which was recorded in the late 1940s. The study area boundaries are Coral Way (SW 24th Street) to the north, the Coral Gables Canal to the south, Ludlam Road (SW 67th Avenue) to the west and SW 63rd Avenue to the east. It is located in the south-central portion of unincorporated Miami-Dade County, immediately east of the Schenley Park neighborhood and the City of Coral Gables as well as south of the City of West Miami. The Coral Villa Estates area is characterized by its diverse single-family homes, the Coral Gables Canal and a small commercial component along its north-west boundary, at the intersection of Coral Way and Ludlam Road.

Demographics

The latest demographic data available is from the 2000 Census, at which time the Coral Villa Estates area had a population of 2,647 of which 84.2% were Hispanic and 14% White. Median household income in 1999 for the Coral Villa Estates area was $41,563 and it represented 115.6% of the Miami-Dade County median income for the same year. However, per capita income in the study area was 76.4% of the county's figure of $18,474. These two measures of income are not inconsistent as household size is larger in the Coral Villa Estates area. In the study area 18% of the residents were between 65 and 84 years of age. More recent data will not be available until the completion of the 2010 Census.

Further information on the demographics and population trends in the Coral Villa Estates area is provided in the Coral Villa Socio-Demographic Profile in Appendix C of this report.

Existing Land Use

Similar to the urbanized area of the county overall, single-family residential uses are the primary existing land use in the Coral Villa Estates area, occupying about 72 percent of the study area. Streets occupy about 23 percent of the study area, with commercial uses occupying one percent and all other land uses taking up about one percent or less each. Existing land uses are illustrated in Figure 13.

Miami-Dade County Park and Recreation Department owns .37 acres of vacant land within the Coral Villa Estates area.

Future Land Use

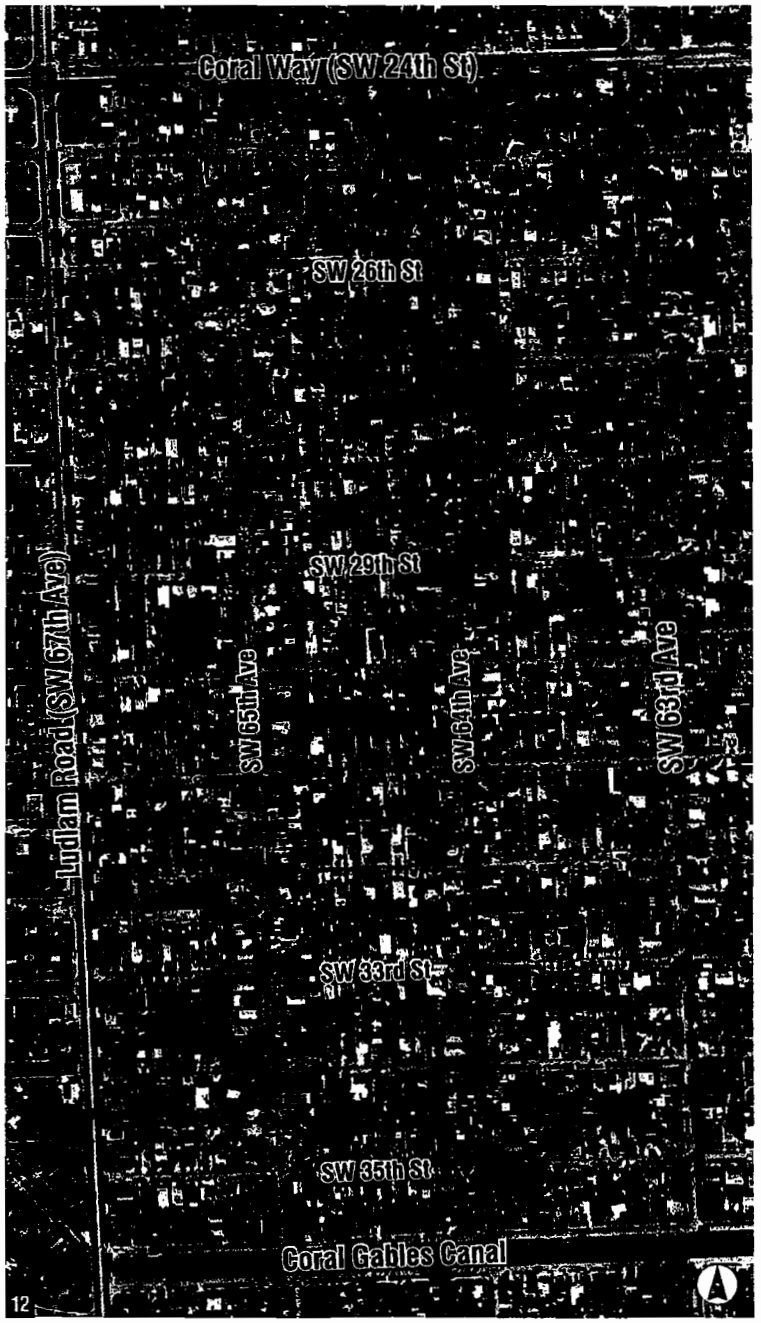
Miami-Dade County is required by state statute to maintain a comprehensive plan in order to manage growth and development consistent with state and regional comprehensive plans. The county's Comprehensive Development Master Plan (CDMP) includes a Future Land Use map that designates where development of various uses and intensities are permitted.

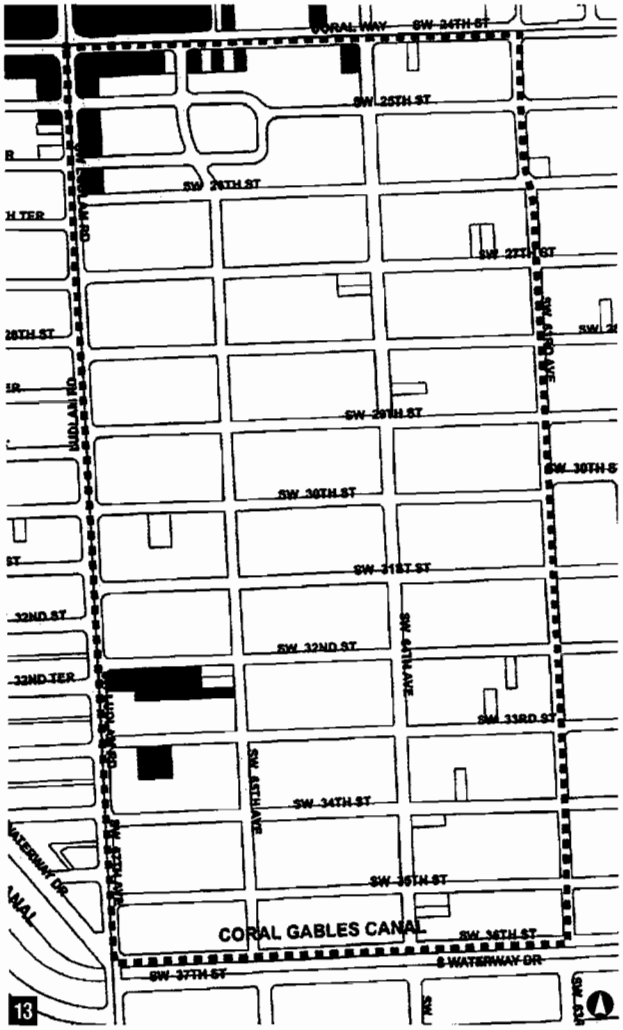
The Future Land Use map designates a majority of the study area as Low Density Residential, which allows two and a half to six dwelling units per acre. A small area along Coral Way is designated Business and Office, which permits retail and office uses as well as residential development up to 13 dwelling units per gross acre subject to the compatibility provisions provided for in the CDMP. The future land use designations in the Coral Villa Estates area are illustrated in Figure 14.

Zoning

Zoning in the Coral Villa Estates area closely reflects the existing land uses with RU-1 being the predominant zoning district totaling about 97 percent of the study area. Commercial zoning is found at the intersection of Coral Way and Ludlam Road.

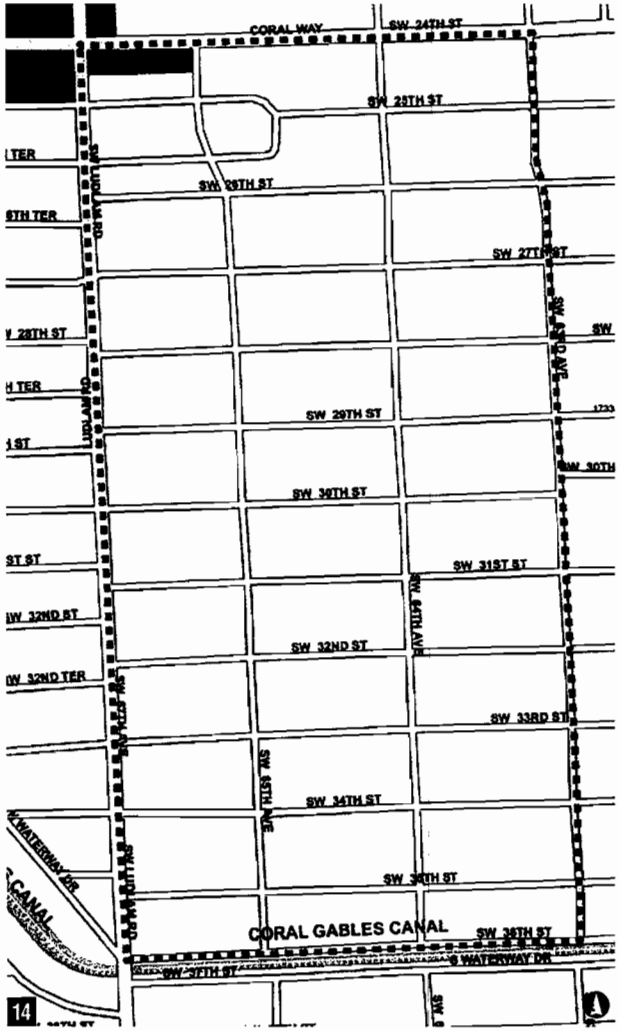
Additionally, current zoning district regulations and the CDMP allow conversions of single-family residences to offices. Conversions have occurred along Coral Way, on both sides of SW 65th Avenue. Figure 15 illustrates the existing zoning map and a table describing the different zoning categories within the study area can be found in Appendix D.





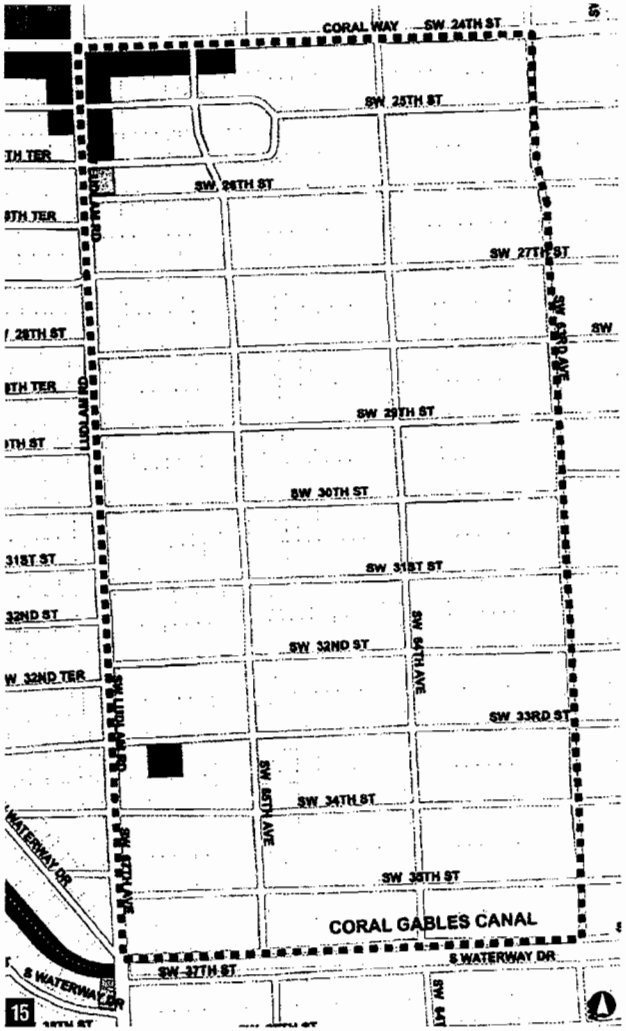
Existing Land Use Map

	Acres	Percent
Institutional	2.16	1.12%
Single-Family	139.95	72.78%
Office	0.59	0.31%
Vacant, Unprotected	1.35	0.70%
Commercial, Shopping Centers	1.39	0.72%
Low-Density Multi-Family	0.25	0.13%
Two-Family Duplexes	0.88	0.46%
Streets/Roads, Expressways, Ramps	45.70	23.76%



Future Land Use Map

	Acres	Percent
Low Density Residential	190.73	99.18%
Business and Office	1.53	0.80%



Zoning Map

	Acres	Percent
RU-5, Residential, Semi-Professional Office	0.50	0.26%
BU-1, Neighborhood Business District	2.43	1.26%
RU-3, Four Unit Apartment	0.59	0.31%
BU-2, Business - Special	0.42	0.22%
RU-1, Single Family Residential	187.87	97.7%
BU-1A, Business - Limited	0.45	0.23%

Study Area

Traffic

Concerns expressed by residents throughout the charrette process centered mainly on the amount and speed of vehicular traffic passing through the study area. The Coral Villa Estates area has an excellent grid network of streets with a well-connected block system linked to the surrounding arterial roads and neighborhoods. The grid network of streets in the Coral Villa Estates area provides both benefits and drawbacks. The grid allows a diversity of routes between any two points, but at the same time local streets in the grid experience cut-through traffic. In addition, the study area is impacted by its close proximity to the Miami Children's Hospital and the peak-hour traffic movement generated by it.

In an effort to improve traffic through the study area, the Miami-Dade County Department of Public Works (PWD) approved in 2004 a traffic light for the intersection of Ludlam Road and SW 33rd Street which is currently awaiting funding for its implementation.

Streets

Streets within the Coral Villa Estates area are shared by automobiles, bicycles and pedestrians alike. Except for a couple of locations within the study area, streets lack sidewalks in addition to shade trees and lighting, a condition which steering committee members and charrette participants expressed is unsafe and uncomfortable for residents traveling afoot. Presently, throughout the study area swales are being used for parking or landscaping leaving no room for pedestrians to avoid passing vehicles.

Parks

In 2009, Miami-Dade County acquired a vacant parcel of land comprised of two residential lots located at the north east corner of SW 64th Avenue and SW 35th Street for the development of the Coral Villas Park.

A.D. Barnes Park, a 65-acre regional park which contains a nature center, swimming pool, playground, trails, picnic shelters, basketball courts as well as leisure access camp , is located west of the Coral Villa Estates area within a half mile. In addition, the Miami-Dade County Parks and Open Space Master Plan together with the Metropolitan Planning Organization (MPO) Bicycle Facilities Plan depict the Merrick Trail along the Coral Gables Canal connecting the south boundary of the study area to A.D. Barnes Park and the Ludlam Trail.

Transit Service

Miami-Dade Transit operates two bus routes that serve the study area. Route 24 operates from SW 137th Avenue to Downtown Miami and serves Coral Villa Estates along Coral Way. Route 73 travels from the City of Miami Lakes to the Dadeland South Metrorail Station and operates along Ludlam Road. Service frequency on these routes ranges from 15 minutes during weekday peak-hours to hourly on Sundays. While several bus stops are located along Coral Way and Ludlam Road, the only stop equipped with a shelter is located on Ludlam Road and SW 32nd Street across from the Coral Villa Baptist Church.

16

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Previous page:
Figure 16: View east on Coral Way
Figure 17: View north on Ludlam Road
Figure 18: Future site of the Coral Villas Park

This page:
Figure 19: Bus shelter at the intersection of Ludlam Road and SW 32nd Street
Figures 20-23: Views of existing conditions within the Coral Villa Estates study area

Community Priorities

The Charrette Steering Committee together with residents, who participated in the pre-charrette meetings, developed a list of community priorities. Of great importance to participants were the amount and speed of vehicular traffic cutting through the Coral Villa Estates area. Residents also stressed the need to improve pedestrian safety and to implement sidewalks, as well as street lights throughout the study area. The development of the Coral Villas Park as an amenity that could accommodate both children and dogs was also expressed as a need by the community. Creating a pedestrian/bicycle connection from the study area to A.D. Barnes Park, architectural guidelines and street trees were also among the priorities mentioned by the residents.

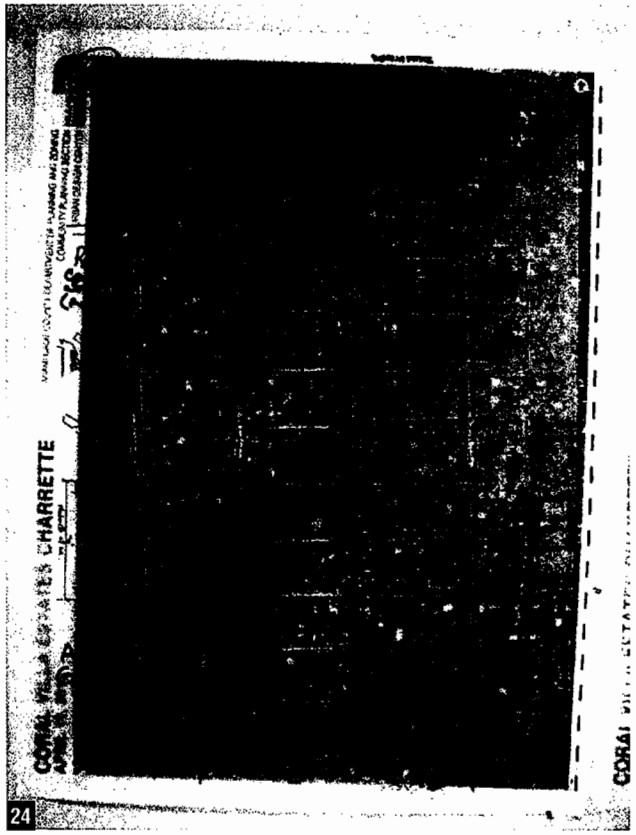
The list below is reflective of the priorities stated by the steering committee and residents:

- **Traffic Calming**
- **Sidewalks**
- **Implementation of the Coral Villas Park**
- **Pedestrian/Bike connection to A.D. Barnes Park**
- **Street Lighting**
- **Landscaping**
- **Architectural Guidelines**

Citizens' Plans

The drawings on figures 24 through 27, the Citizens' Plans, were created on April 10, 2010 during the public design workshop by groups of 8 to 12 participants. These plans guided the design team in developing the concepts and recommendations within this report.

The bulleted items below each plan are concepts from plan drawings and presentations made by participants in each group. On the following pages, these specific concerns within the study area are analyzed and recommendations provided for their improvement.



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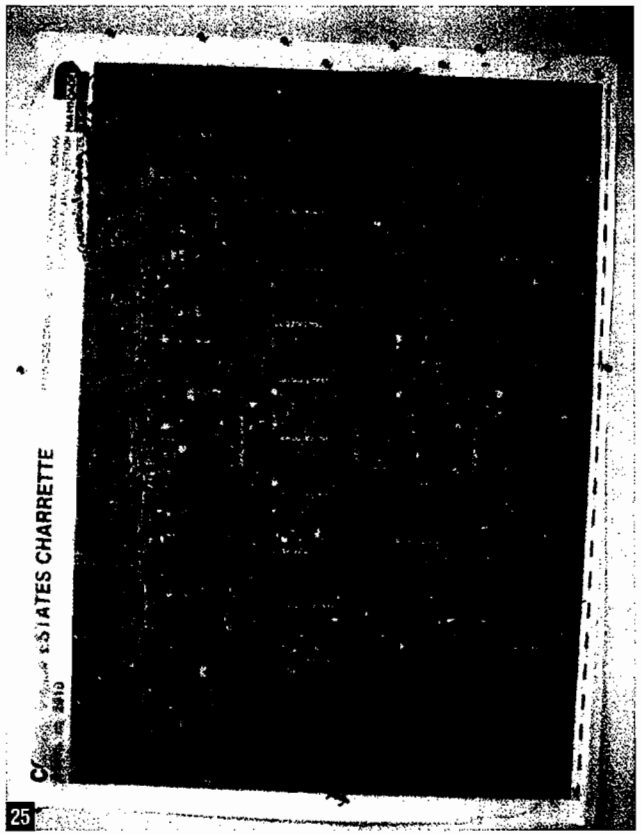

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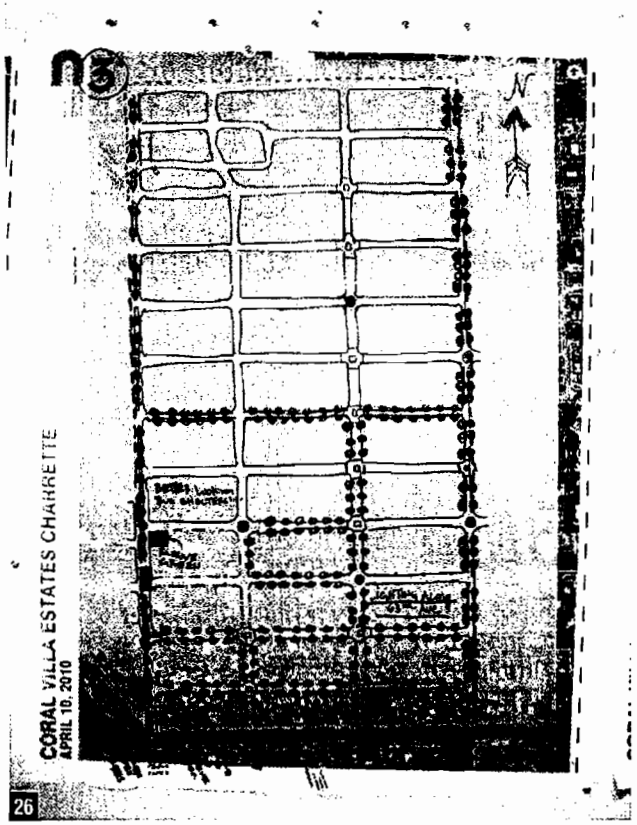
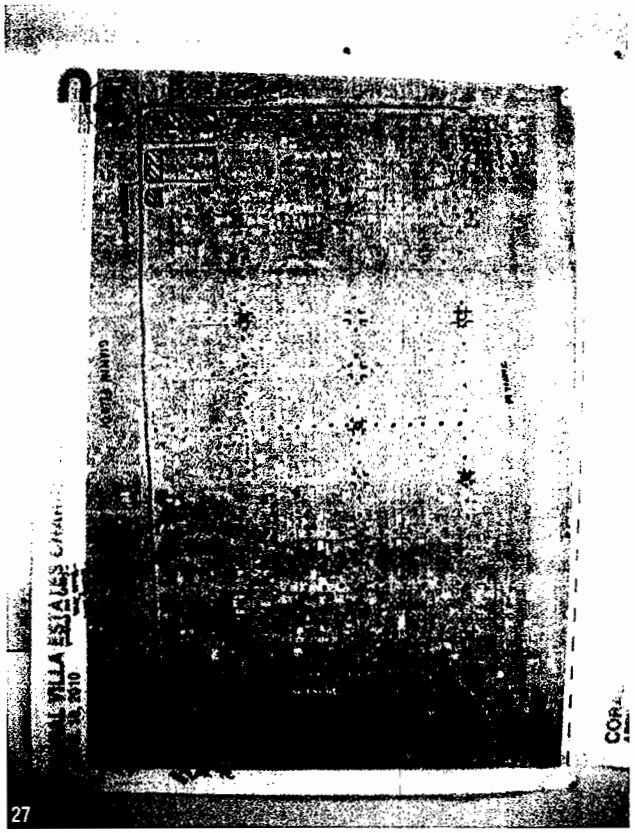
Group 1

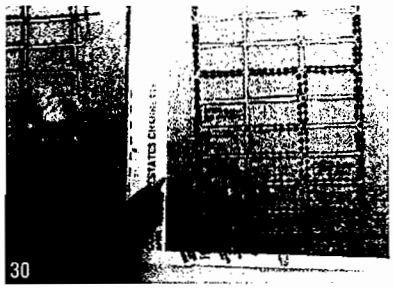
- Provide traffic calming elements
- Need shade trees on every street
- Build stroller and dog-friendly sidewalks on every block
- Install appealing pedestrian scale street lights
- Develop linear park along the Coral Gables Canal
- Provide a formal crossing at the Coral Gables Canal and Ludlam Road for residents to walk or bike to A.D. Barnes Park
- Establish a green network connecting Coral Villa to surrounding parks
- Develop Coral Villas Park as a dog-friendly playground for children
- Make Coral Villas Park welcoming for all residents who want to use it
- Build a landscape median along Ludlam Road
- Overgrown landscaping needs to be maintained
- Create architectural guidelines to give identity to the community

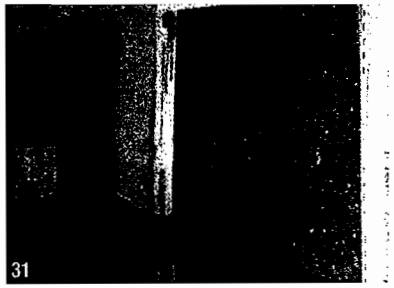
Group 2

- Traffic calming is the main priority
- Need landscaping to beautify the area
- Implement multiple pedestrian crossings along Ludlam Road
- Need traffic light on Ludlam Road
- Coral Villas Park needs to be children and dog friendly
- Develop park with ample lighting, benches and fence
- There should be no additional commercial properties.









Group 3
- Provide roundabouts for traffic calming
- Install a landscaped median along Ludlam Road
- Do not allow any more commercial
- Develop guidelines for commercial development
- Clean up the encroachment of landscape into the swales
- Install sidewalks, lighting and landscaping along all the streets
- Build a walkway along the Coral Gables Canal
- Improve the existing bus shelter located at the Coral Villa Baptist Church

Group 4
- Include sidewalks and trees on as many streets a possible
- Add landscaping and trees on Ludlam Road
- Add green, trees and trail along the Coral Gables Canal
- Make the area more walkable
- Implement traffic circles and spot median to calm traffic
- Enclose the Coral Villas Park with gates so children do not wander out
- New lighting should be pedestrian scaled and low level to prevent spill-out

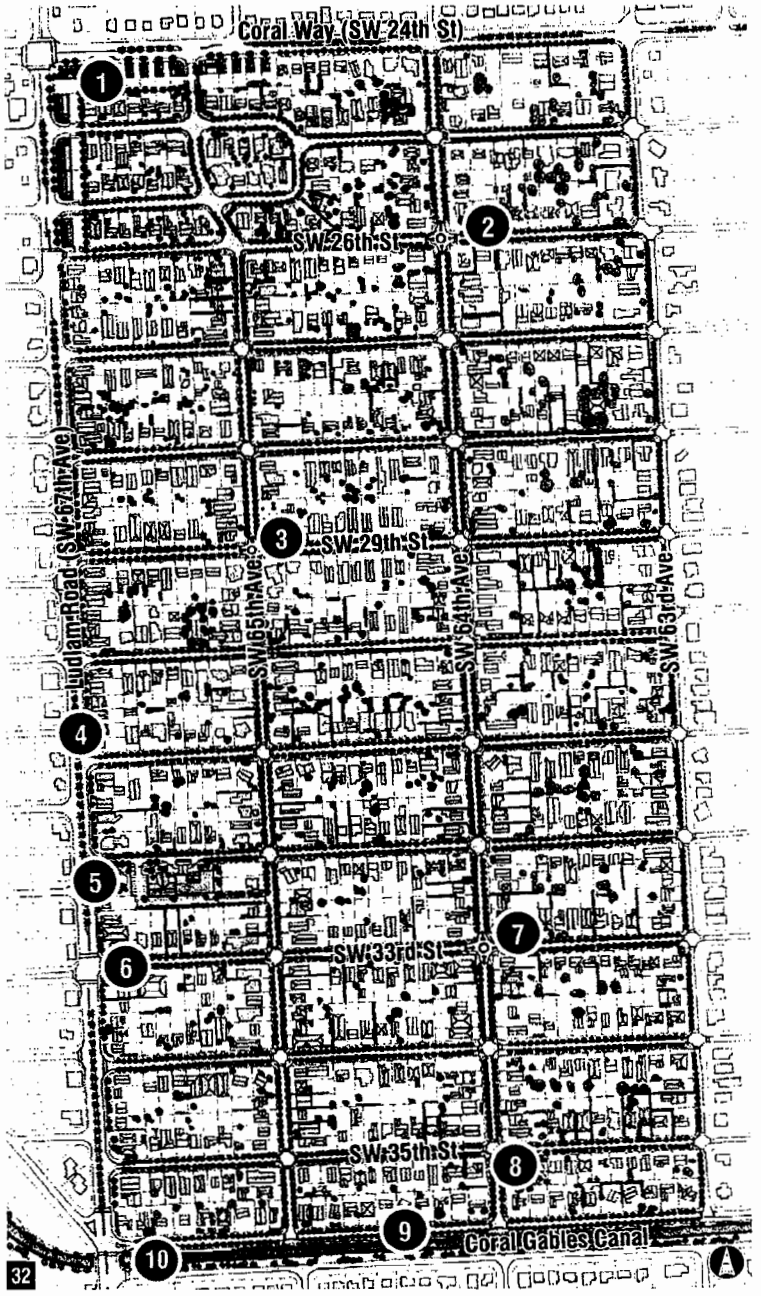
Figures 24-27: Citizens' Plans
Figures 28-31: Residents presenting plans

Vision Plan

The Charrette Vision Plan shown here and the recommendations in the next section result from the application of urban design principles to specific issues within the study area identified through the charrette process. The Coral Villa Estates area was carefully studied and recommendations developed based on the Citizen's Plans shown on the previous pages.

These recommendations intend to improve the existing conditions within the study area in order to:

- Enhance the character of the study area
- Discourage vehicular cut-through traffic
- Reduce vehicular speed
- Encourage pedestrian activity
- Provide meaningful, well-defined and accessible open spaces



Points of Interest:

1. Commercial redevelopment
2. Roundabout at SW 64th Avenue and SW 26th Street
3. Roundabout at SW 65th Avenue and SW 29th Street
4. Landscaped median along Ludlam Road
5. Green at the Coral Villa Baptist Church
6. Traffic Signal at SW 67th Avenue and SW 33rd Street
7. Roundabout at SW 64th Avenue and SW 33rd Street
8. Coral Villas Park
9. Promenade along the Coral Gables Canal
10. Pedestrian/Bicycle connection to A.D. Barnes Park

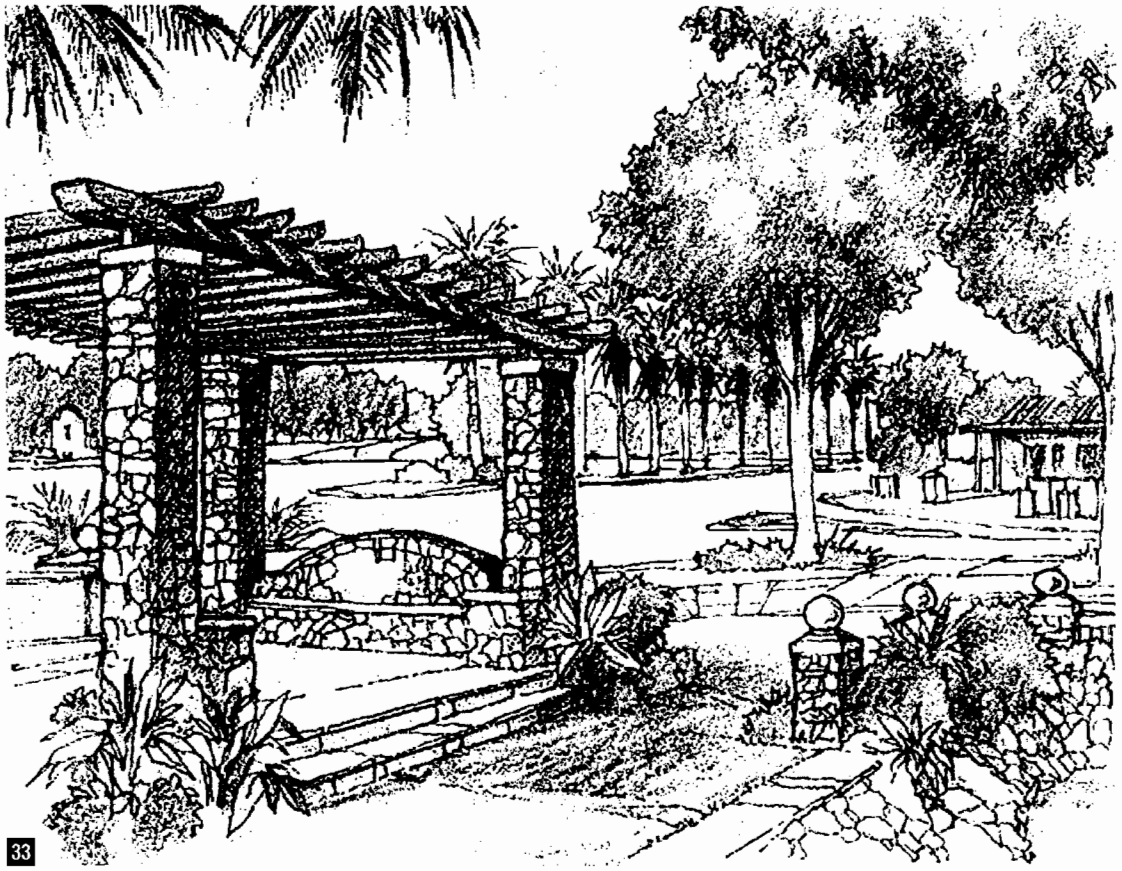
Recommendations

The recommendations in this section address issues identified during the planning process regarding both public and private property. The concepts illustrated demonstrate the application of quality urban design, which Miami-Dade County has been encouraging through its policies and planning efforts for years, and incorporate the Community Priorities listed on page 6.

It is important to note that some recommendations may require zoning changes, variances, change in county policy, special taxing districts or other implementation and/or funding mechanisms as well as the required approval of county departments and other government agencies. The realization of these recommendations is further discussed in the Implementation section of this report.

Entrance Features

Gateways and entrance features make visitors aware of their arrival to a special community or place. They are important elements that help define the boundaries of the study area and would provide additional identity to the Coral Villa Estates area. There were numerous requests for entrance features or gateway markers made by residents during the charrette workshop. Illustrated in Figures 33, 35 and 36 are concepts for entry features in the Coral Villa Estates area.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Figures 33 & 35: Entrance feature/bus shelter alternatives at the intersection of the Coral Gables Canal and Ludlam Road.
Figure 34: Existing conditions at the intersection of Coral Gables Canal and Ludlam Road
Figure 36: Typical entrance feature alternative for the Coral Villa Estates study area

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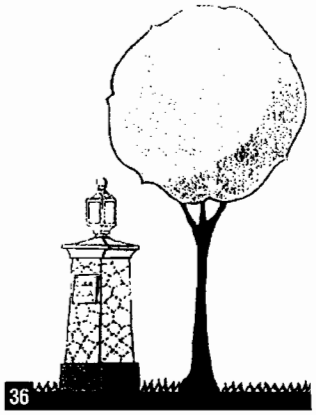
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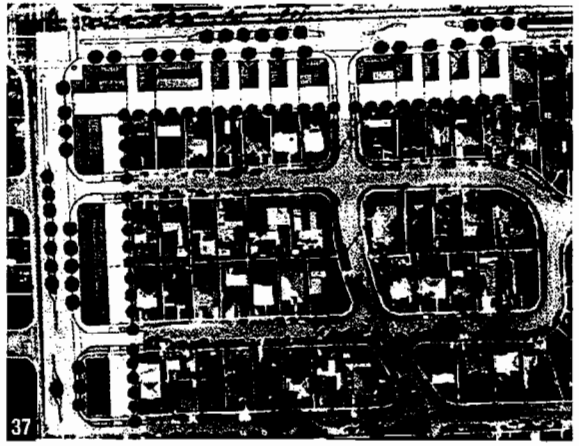
Recommendations

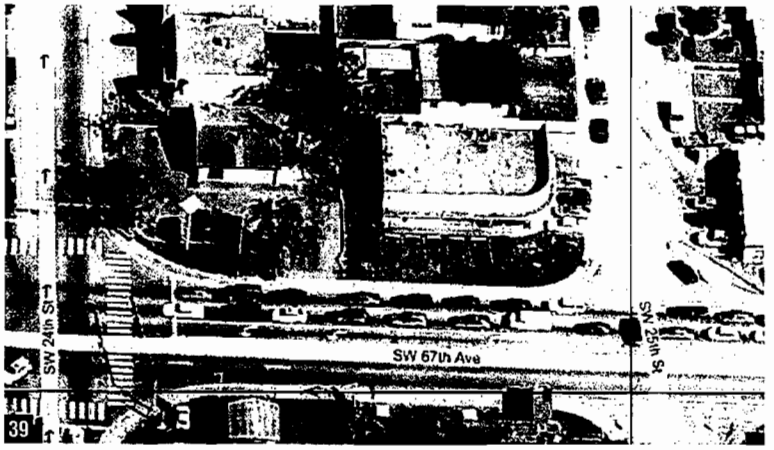
Intersection of Coral Way and Ludlam Road

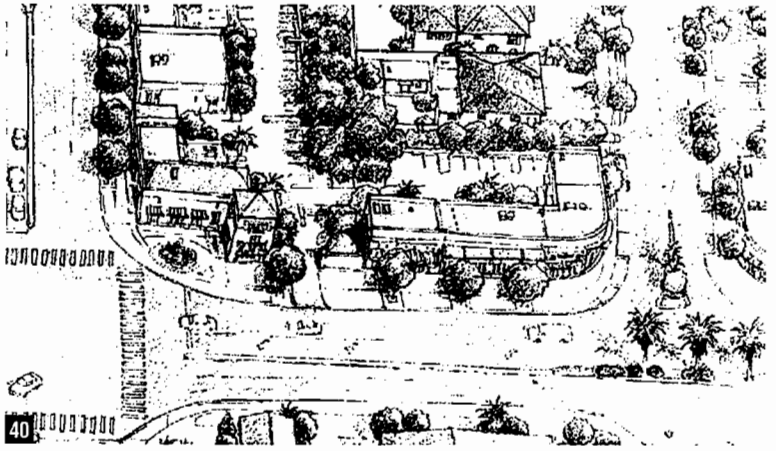
The Coral Villa Estates study area includes some commercial uses at the southeast corner of the intersection of Coral Way and Ludlam Road, which are contained in structures built from the 1940s to the 1970s and consists of a freestanding fast food restaurant, small strip shopping centers and single-family residence/office conversions. During the charrette workshop participants shared many common ideas regarding the improvement of this commercial area, as it could serve as an entrance to the study area due to its prominent location.

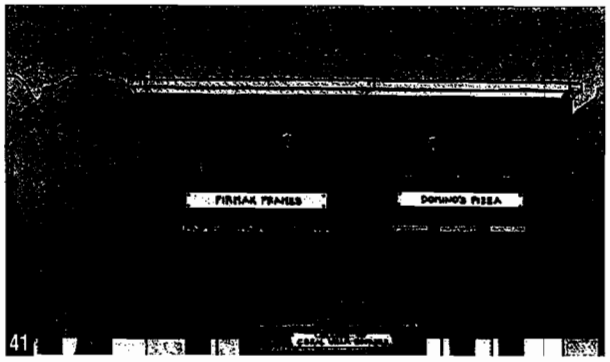
Future commercial redevelopment along Coral Way and Ludlam Road should be consistent with the design concepts illustrated in Figures 37 through 43, with buildings facing the streets or defined landscaped open spaces and parking located to the rear or at the side of buildings. Street trees should be placed in grates along the front property line within the front setback, which would be paved to give the sense of a wider sidewalk and promote pedestrian activity. As shown on Figure 38, the consolidation of adjacent properties would enhance future redevelopment and allow improved parking solutions. To enhance the transition between the commercial uses and the existing residential area, a landscape buffer should be provided along the rear property line.

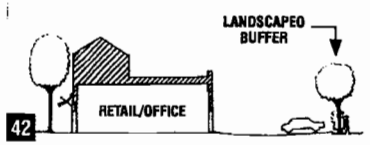
In addition, the community expressed concerns about the eastward proliferation of business and office uses along Coral Way and the threat it poses to the residential character of the study area. To that effect, residents requested that no additional business or office uses be permitted to the east along Coral Way.











Figures 37, 38 & 40: Redevelopment alternatives at the intersection of Coral Way and Ludlam Road
Figure 39: Aerial view of the intersection on Coral Way and Ludlam Road
Figure 41: Redevelopment alternative with entrance feature at the intersection of Coral Way and Ludlam Road
Figures 42-43: Commercial/Mixed-Use building section alternatives

Figures 44-45: Before-and-after photo-simulation of a roundabout that may be used throughout the study area to discourage cut-through traffic and provide for traffic calming

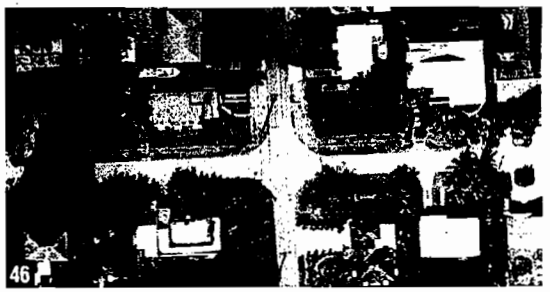
Figures 46-47: Before-and-after photo-simulation of a roundabout on SW 26th street and SW 64th Avenue

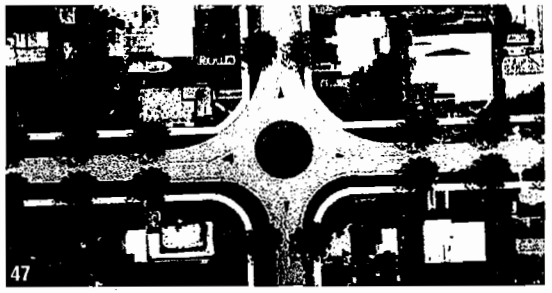
Traffic Calming

Charrette participants expressed the need to discourage cut-through traffic, reduce the speed of vehicles and increase traffic law enforcement throughout their community.

Some traffic calming methods that have been successfully utilized in Miami-Dade County are roundabouts or traffic circles, textured crosswalks at street intersections as well as additional landscaping at the street edges. In addition, to reduce and manage the access of vehicular traffic to and from Ludlam Road into the Coral Villa Estates area a landscaped median with limited turn lanes and openings along Ludlam Road was suggested by residents.

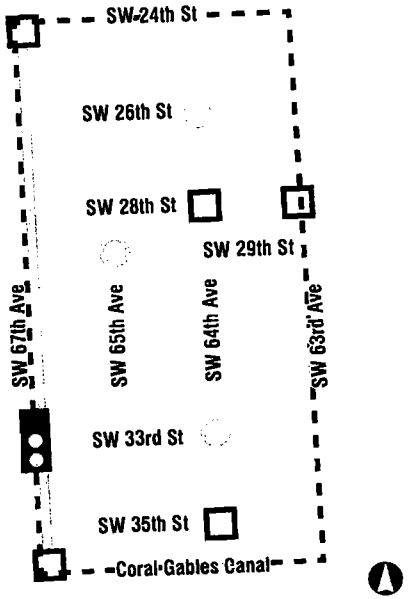
A traffic calming plan has been proposed for the study area. The implementation of the traffic light approved by the PWD for the intersection of Ludlam Road and SW





Recommendations

33rd Street coupled with a landscaped median along Ludlam Road, traffic circles at specific intersections and textured crosswalks would filter vehicular traffic into the Coral Villa Estates area and make travel patterns more predictable and controllable. The landscaped median could open up to allow vehicular traffic to turn left into and out of the study area at given streets, where traffic circles would further deter cut-through traffic and help reduce vehicular speeds. Figure 48 illustrates the recommended location of these elements and their construction would require review and approval of the PWD. An average cost for the construction of roundabouts is provided in Appendix E.



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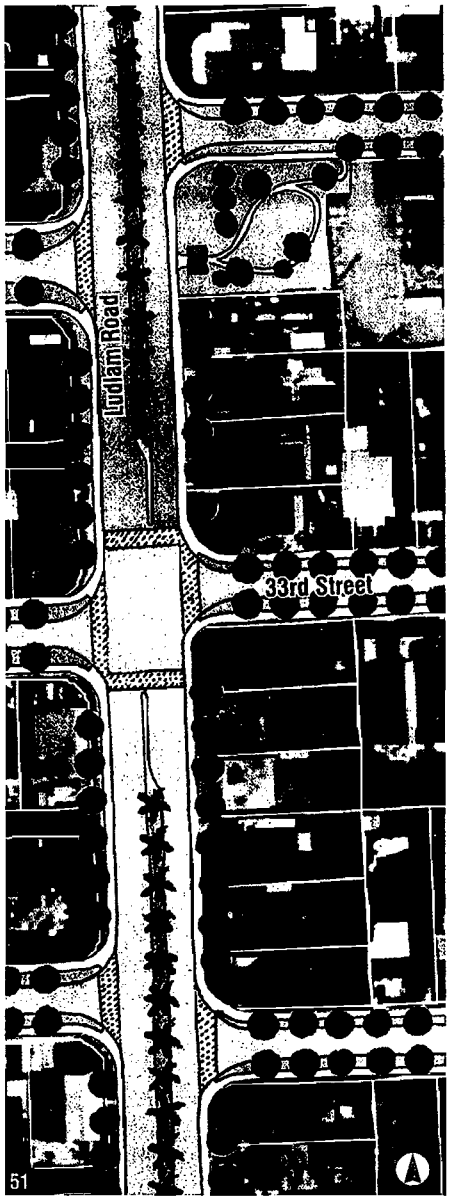
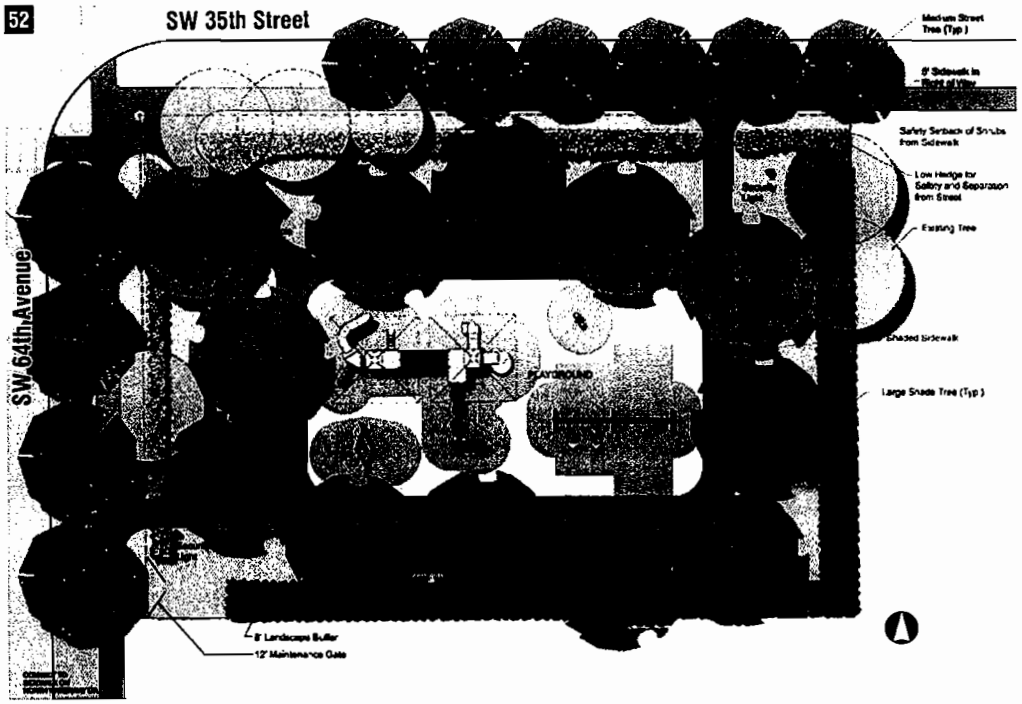


Figure 48: Traffic Calming Plan
Figures 49-50: Before-and-after photo-simulation showing landscaped median along Ludlam Road
Figure 51: Plan of Ludlam Road and SW 33rd Street with center median and south bound left turn lane into the study area



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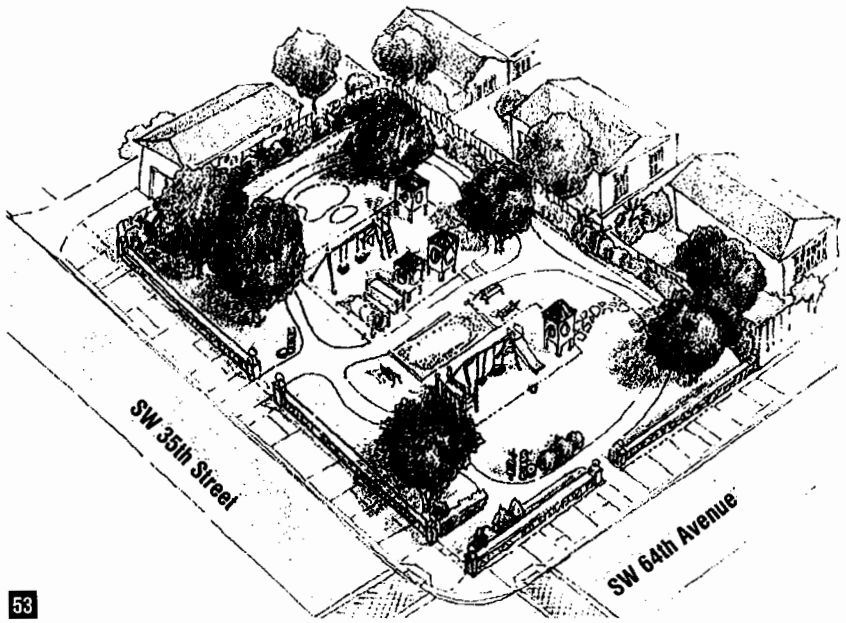

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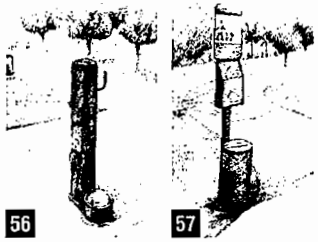

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Figure 52: Site plan for the Coral Villas Park developed by the Miami-Dade County Park and Recreation Department during the charrette week
Figures 53: Rendering showing a design alternative for the Coral Villas Park
Figures 54-57: Views of Coral Villas Park showing children and dog-friendly amenities

Coral Villas Park

The .37-acre Coral Villas Park property, located at the intersection of SW 64th Avenue and SW 35th Street, was purchased by Miami-Dade County in August 2009 to provide a neighborhood park for the residents of the study area. During the charrette, residents expressed the need to develop Coral Villas Park as an on-leash dog-friendly facility with its main emphasis on amenities for young children.

The Park and Recreation Department (MDPR) participated throughout the charrette planning process and produced a site analysis to determine the opportunities and constraints for the development of a park on the property. Based on the desires of the community and the site analysis, MDPR developed a site plan for the park which included a playground, shade canopy, benches, lighting, access control and landscaping. As requested by charrette participants, no bathroom or picnic shelter was included in their plan. The park is intended to be a walk-to facility and therefore no parking facilities would be available on site. Coral Villas Park will serve the community by providing a neighborhood-scale, pedestrian-friendly park to be enjoyed by all residents of the Coral Villa Estates area. Figure 52 illustrates the MDPR park plan and a preliminary cost estimate is provided in Appendix F of this report.

In addition, just half a block south of Coral Villas Park, the Miami-Dade County Parks and Open Space Master Plan together with the MPO Bicycle Facilities Plan depict the Merrick Trail, along the Coral Gables Canal, which would provide opportunities to connect Coral Villas Park to A.D. Barnes Park and the Ludlam Trail.

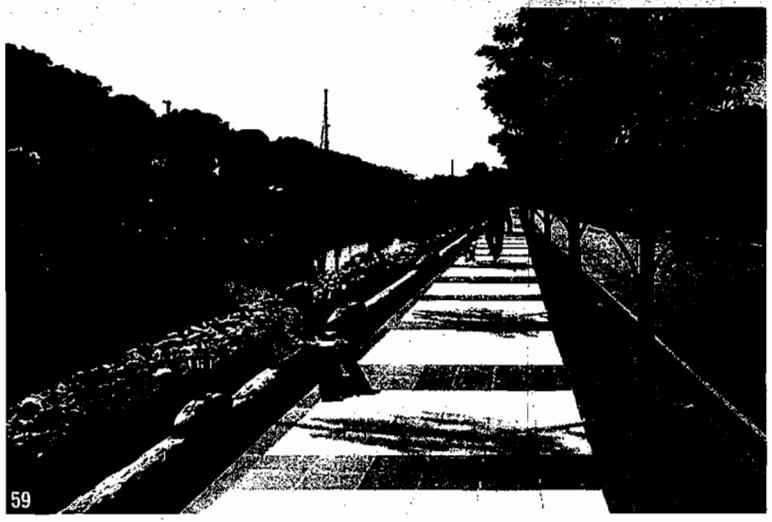
Recommendations

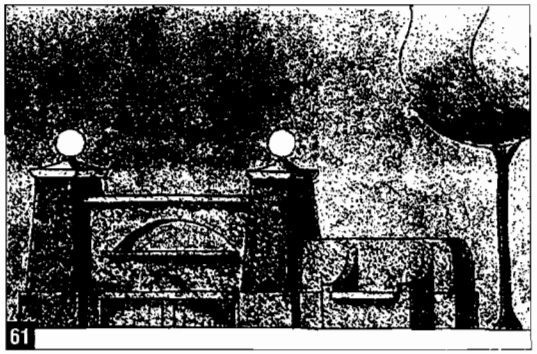
Promenade along the Coral Gables Canal

During the charrette, participants proposed a linear park in the form of a promenade within the 55-foot public right-of-way alongside the Coral Gables Canal. Residents discussed a linear park with a designated path of different recreational uses and landscaping as well as architectural features with areas for rest that could connect the length of the southern boundary of the study area.

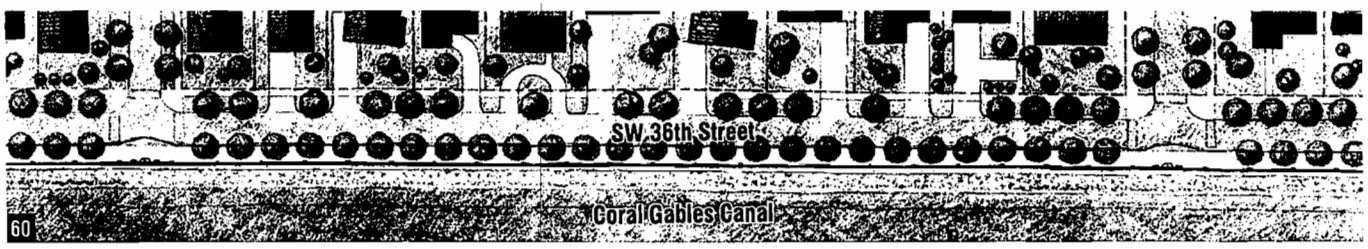
Figures 58 and 59 illustrate a before-and-after photo-simulation depicting a low coral rock wall by the side of the canal. The wall, at approximately three feet in height and decorated with ornamental lighting gives residents a place to stop and socialize with neighbors. Along the wall, a wide sidewalk with street trees within grates would run the length of the canal broken periodically by small plazas and fountains that terminate street views. Residents envision strolling with family and pets or biking along the canal and under shade trees.

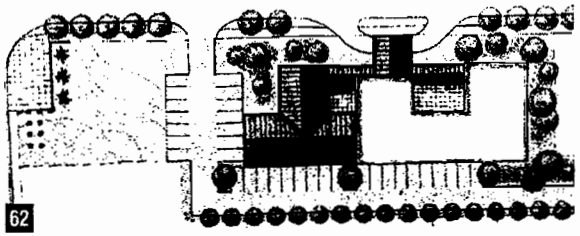
This community proposal coincides with the county's Parks and Open Space System Master Plan as well as the MPO Bicycles Facilities Plan, which depict the Merrick Trail along the Coral Gables Canal within the study area.





Figures 58-59: Before-and-after photo simulation showing promenade along the Coral Gables Canal
Figure 60: Detail plan of promenade along the Coral Gables Canal
Figure 61: Typical fountain and bench along promenade

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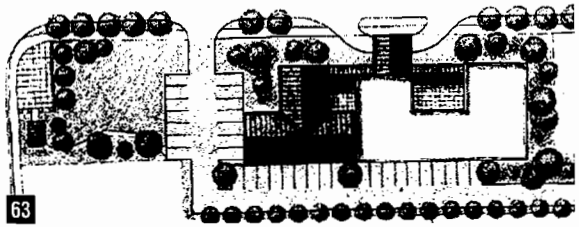
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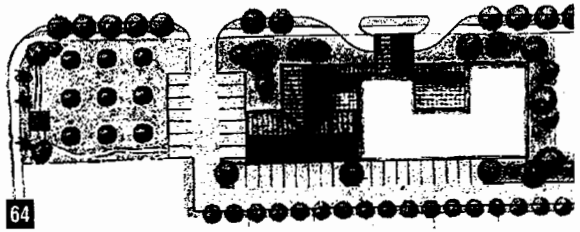
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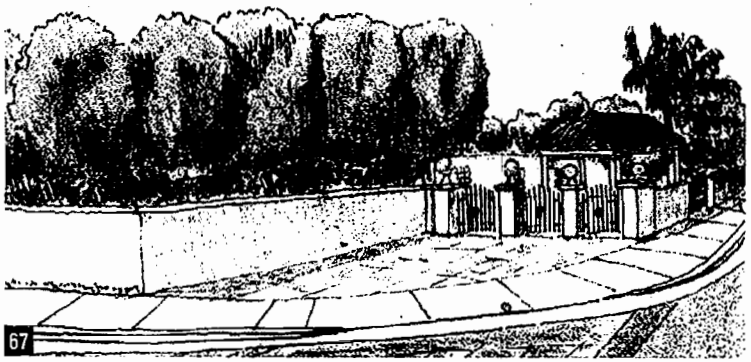
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Figures 62-64: Green and bus shelter alternatives
Figure 65: Existing conditions at the intersection of Ludlam Road and SW 32 Street
Figures 66-67: Views showing improved bus shelter and green

Green at the Coral Villa Baptist Church

The lawn area adjacent to the Coral Villa Baptist Church, located at the intersection of Ludlam Road and SW 32nd Street, has the potential to be developed into a passive neighborhood green. Therefore, alternative plans for a green were developed during the charrette.

The first alternative illustrated in Figure 62 improves upon the existing bus shelter, based on residents' requests to make the shelter more aesthetically appealing, while the remainder of the land is improved with landscaping. Two other plans, shown in Figures 63 and 64, retain the majority of the green as open space, improving it with additional landscaping and walking paths. Transit riders could also gather in a walled-in plaza, which could double as an entrance feature to the study area and help focus attention to the church as a civic contributor to the community.

By enhancing this open space, church or community events such as neighborhood markets, concerts and festivals as well as ceremonies could be hosted on the green, while still allowing for over flow parking for the church.

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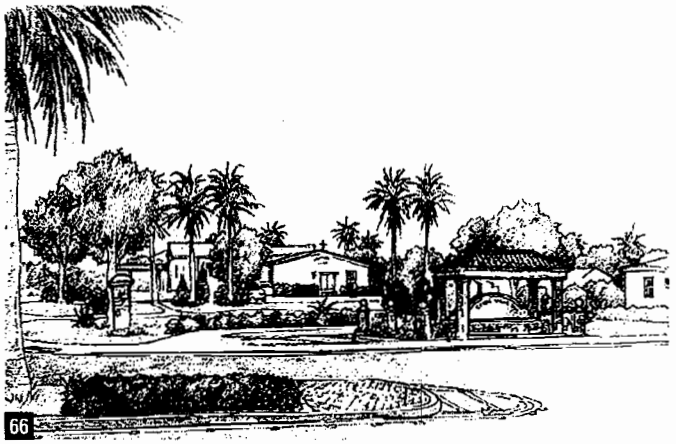
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Recommendations

Green Network

A current objective of Miami-Dade County is the connection of neighborhood, community and metropolitan parks. Boulevards, streets and trails serve as physical connections between these public spaces. By improving the right-of-ways within the study area, Coral Villa Estates would do its part in furthering this initiative. Throughout the charrette process, participants mentioned the need to establish connections from other area parks into the Coral Villa Estates area and out towards A.D. Barnes Park. Residents devised a plan to connect Schenley Park, located at SW 28th Street and Red Road, to SW 64th Avenue where wide sidewalks and naturally planted swales could be implemented for residents to walk or bike south to Coral Villas Park. Continuing along the Coral Gables Canal, residents could have the same experience to Ludlam Road, where a crosswalk could assist those wishing to continue towards A.D. Barnes Park.

The effort to establish an interconnected network of parks and open spaces through the Coral Villa Estates area would greatly improve the pedestrian experience as well as the character of the community.

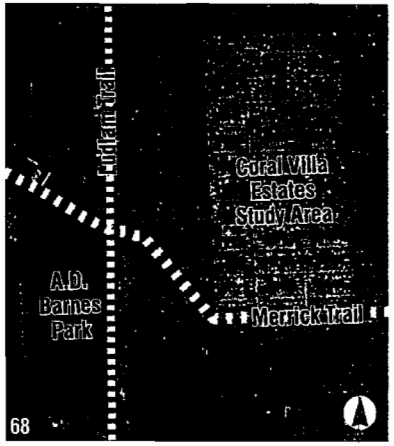
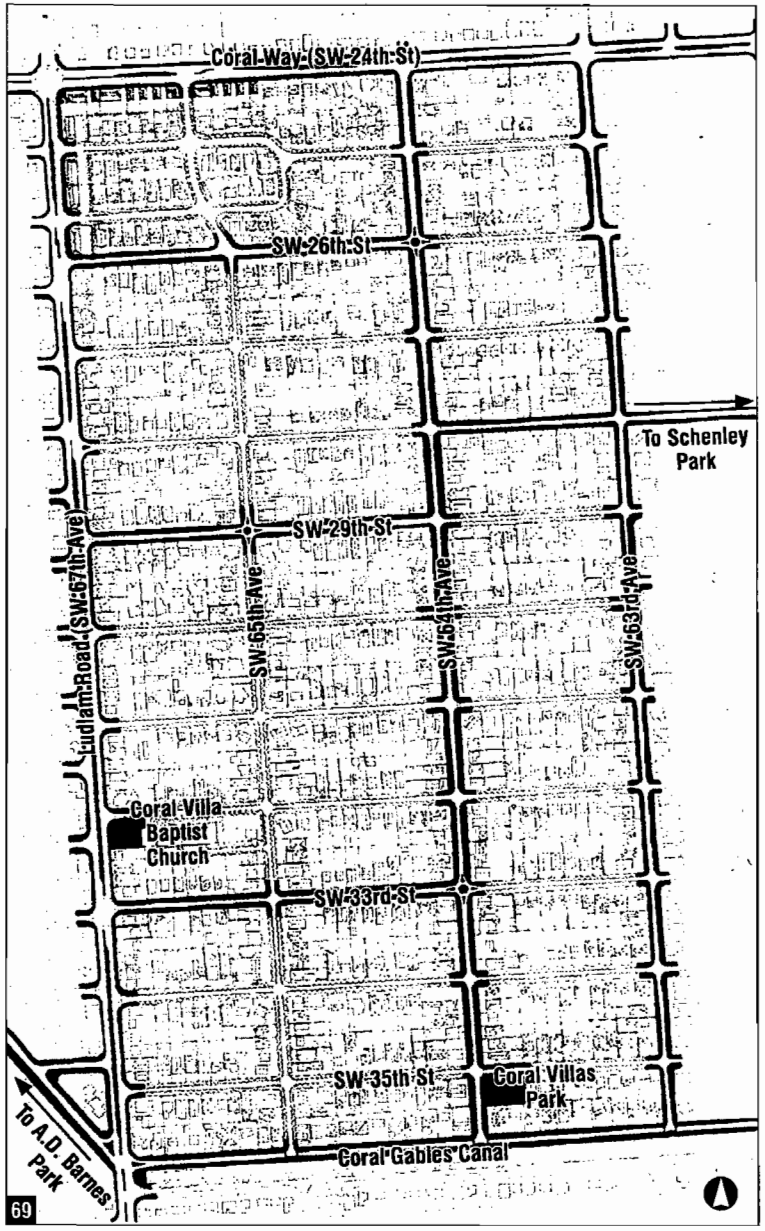


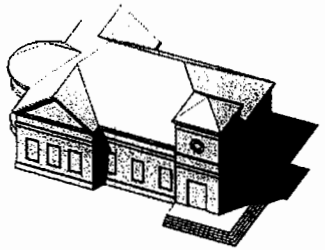
Figure 68: Aerial photo showing Merrick Trail connecting the Coral Villa Estates Study Area to A.D. Barnes Park and the Ludlam Trail

Figure 69: Green network diagram



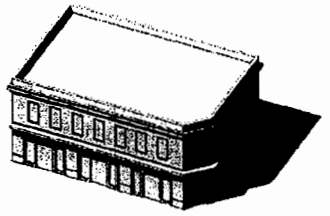
1. Civic buildings: Buildings such as places of worship and schools are considered civic in nature and distinguished by an architectural form appropriate to its use. Churches, for example, often utilize vertical elements such as domes or spires that are not typically found in residential or commercial buildings. Civic buildings should reflect their use as well as be placed at suitable locations within the neighborhood to serve as focal points.

70



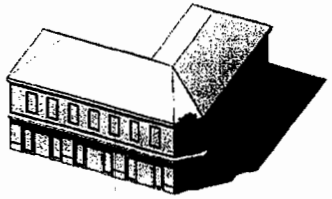
2. Commercial buildings: Commercial buildings contain retail space, office, and other non-residential uses. In the Coral Villa Estates area, these buildings should be no more than two or three stories and have an attractive appearance towards the street regardless of use. Extensive glazing should be provided at the ground floor to permit maximum visibility to passing vehicles and pedestrians. Tenant signage should be appropriately scaled to the building and its surrounding uses. Parking areas should occur at the side or rear of buildings and not along the street frontage.

71



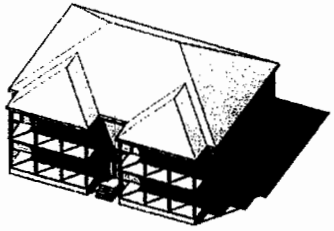
3. Mixed-use buildings: Mixed-use buildings integrate multiple uses within a structure. Often residential units are located above ground-floor retail or office space. The façades of a mixed-use building should express the various uses within by changes in materials and fenestration. Non-residential uses at the ground floor, for example, should have extensive glazing to permit maximum visibility to passing vehicles and pedestrians. Parking areas should occur at the side or rear of buildings and not along the street frontage.

72



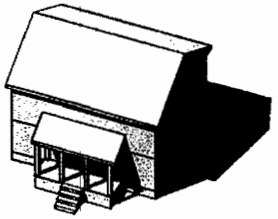
4. Apartment buildings: Apartment buildings appropriate to the scale of surrounding development in Coral Villa Estates should be no more than two or three stories and their architectural expression consist of elements found in residential buildings, such as sloped roofs, balconies, porches, and a greater proportion of wall surface than windows. Parking areas should occur at the side or rear of buildings and not along the street frontage.

73



5. Single-family houses: Single-family houses compatible to the scale of the existing neighborhood should be developed in the Coral Villa Estates area. Architectural materials and details should complement the local vernacular and massing should coincide with the surrounding buildings.

74



Architectural Guidelines

From civic buildings that inspire a sense of community pride to residential buildings that integrate into a neighborhood, each building contributes to the overall image of a community. By outlining a set of minimum standards, architectural guidelines can provide uniformity in the built environment and ensure that each building contributes to the attractiveness and desirability of an area. Architectural guidelines are also important to allow various land uses to be integrated in a manner that is visually cohesive. The guidelines shown in Figures 70 through 74 provide general standards to supplement the specific recommendations outlined in this report. Ideal locations for these building types are illustrated below.

Recommendations

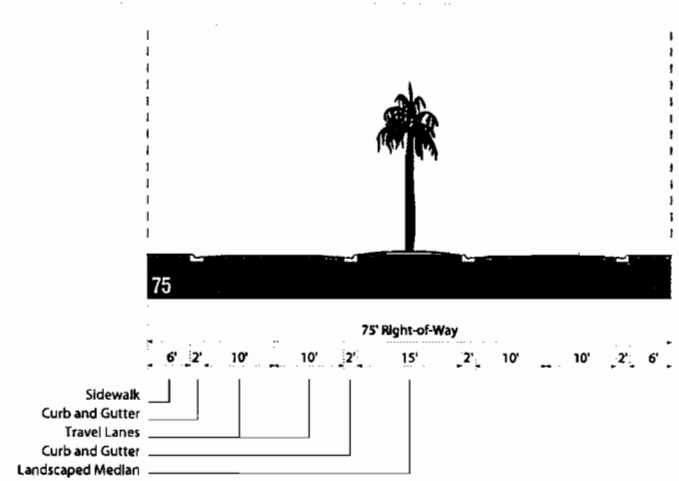
Right-Of-Way Improvements

The right-of-ways illustrated in Figures 75 through 79 show recommended improvements to the various streets within the Coral Villa Estates area. These improvements include sidewalks, as well as landscaping and street lights. The elements would improve and contribute to the character of the study area, while also reducing the speed of vehicular traffic and improving pedestrian safety.

An estimated cost for the installation of street lights is provided on Appendix G.

Coral Way (SW 24th Street)

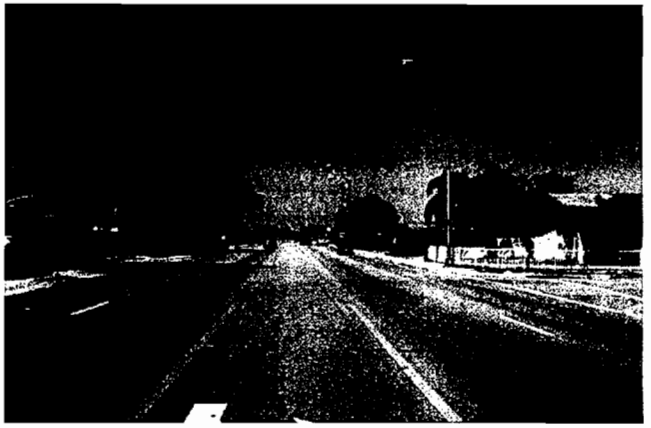
Existing Condition



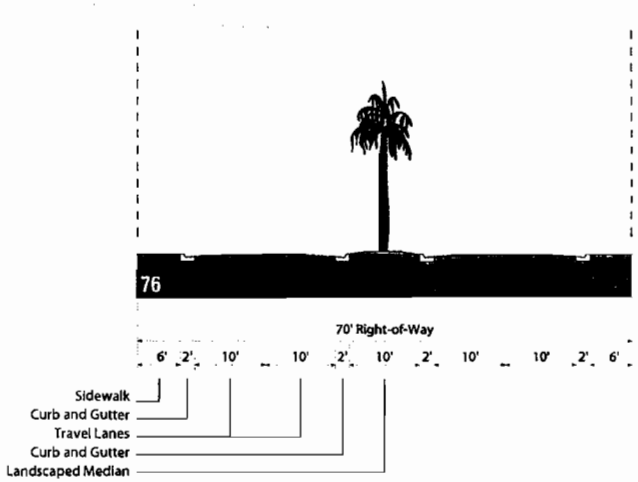
Alternative

Coral Way should be improved with more consistent landscaping along the center median.

Ludlam Road (SW 67th Avenue)



Existing Condition

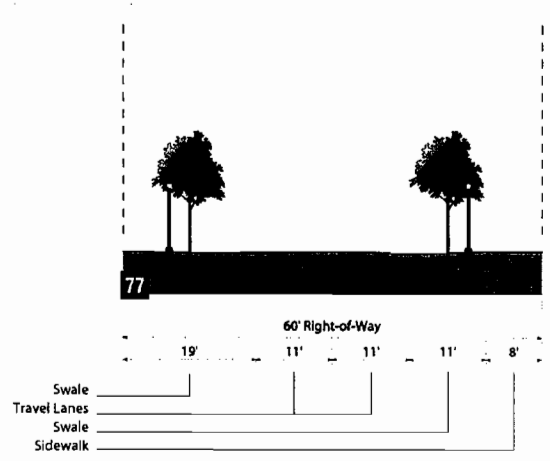


Alternative

The center turning lane along Ludlam Road should be replaced with a landscaped median. The landscaped median would open up to allow vehicular traffic to turn left into or out of the study area at specific streets, where traffic circles would further deter traffic from cutting through.

SW 64th Avenue

Existing Condition

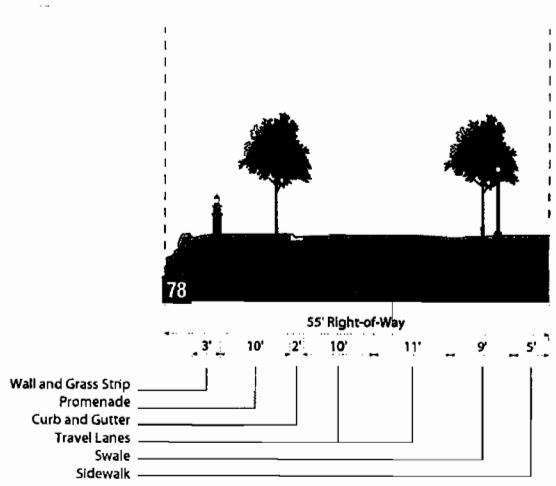


Alternative

Within its 60-foot right-of-way, SW 64th Avenue should be improved with a wide sidewalk able to support pedestrians pushing strollers or walking their dogs on at least one side. In addition, landscape areas, street trees and street lighting should be provided.

SW 36th Street

Existing Condition

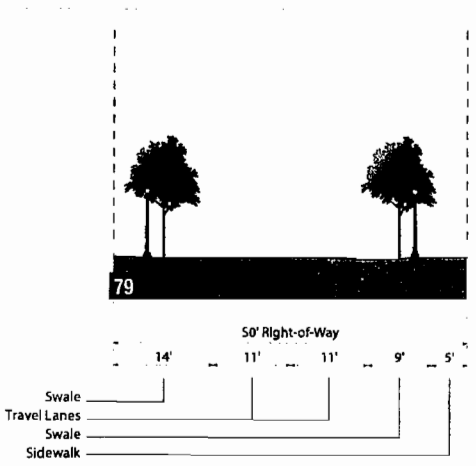


Alternative

Charrette participants requested the south side of SW 36th Street be improved with a linear park or promenade along the Coral Gables Canal. The new promenade could include a wider sidewalk, landscape areas, street trees and decorative lighting together with a low decorative wall.

Typical Residential Street

Existing Condition



Alternative

In order to improve pedestrian safety within the Coral Villa Estates area, residential streets should be improved with sidewalks, street trees and lighting.

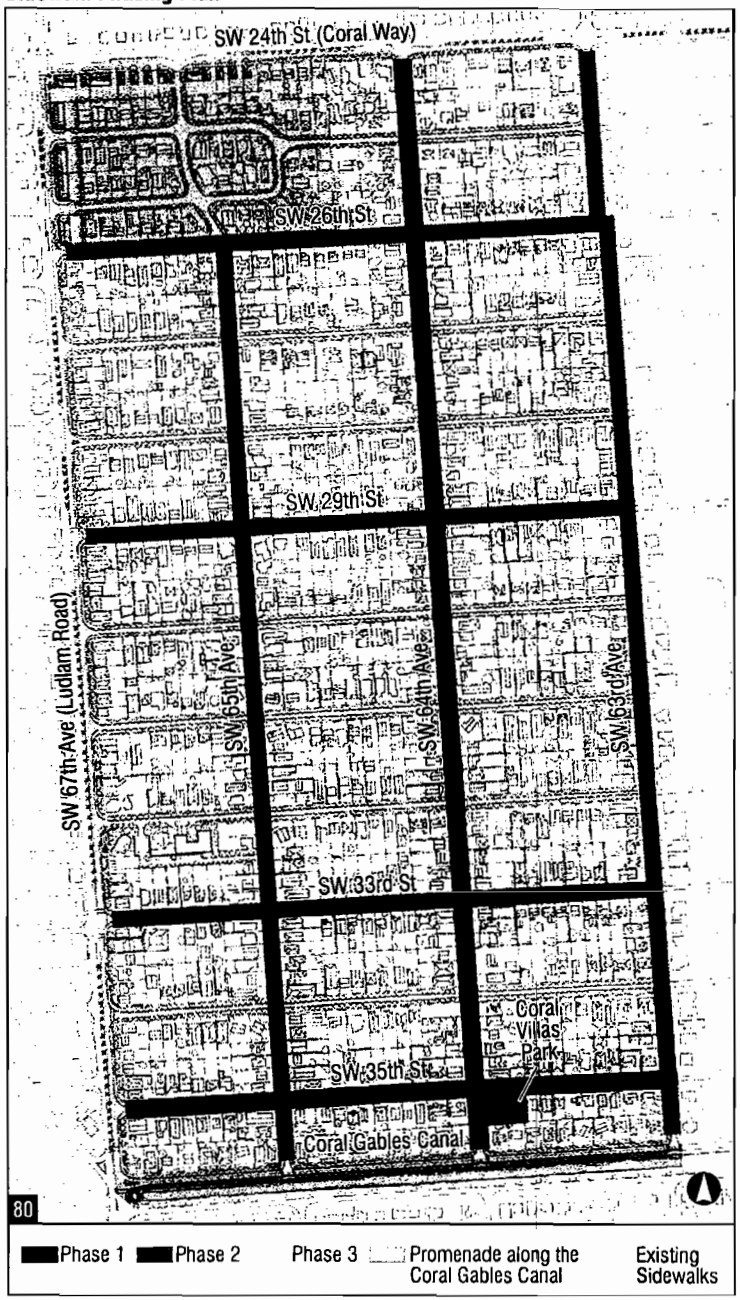
Recommendations

Sidewalks

During the October 12, 2010 public meeting with Commissioner Rebeca Sosa, the community discussed the need to provide safe pedestrian access to Coral Villas Park and requested a phasing plan for the construction of sidewalks.

A first phase of sidewalk construction would provide a direct pedestrian connection to the Coral Villas Park along SW 64th Avenue and SW 35th Street. Installing sidewalks at these locations first would ensure that all area residents have access to sidewalks leading to the Coral Villas Park within one block of their homes. The second phase begins to create an interconnected network of sidewalks within the study area by providing additional sidewalks along SW 63rd and SW 65th Avenues as well as SW 26th, SW 29th and SW 33rd Streets. By the third phase, all roadways within the Coral Villa Estates area would be improved with sidewalks. Figure 80 illustrates the recommended phasing for the construction of sidewalks. Estimated costs for the construction of sidewalks are provided in Appendix H.

Sidewalk Phasing Plan



34

Implementation

The successful implementation of the Coral Villa Estates Charrette Vision Plan will require the involvement of property owners as well as various governmental agencies. To effectuate the changes desired by the community, design guidelines and infrastructure improvements will be necessary. Several funding mechanisms, including bonds, grants, special taxing districts and private sources, are available to finance the desired improvements. Following are implementation options for the community priorities established during the charrette.

Bond Programs:

Bond programs, administered through Miami-Dade County, can provide a funding source for community improvements such as sidewalks, street lighting and traffic calming elements. Since bonds are used to fund countywide projects, the process of procuring funding for local projects can be competitive. Following are details on current bond programs:

- ***Building Better Communities Bond Program (BBC):*** A significant implementation program is the Building Better Communities Bond Program approved by county voters in November 2004. The program began in 2005-2006 with an initial $250 million project list, out of a total 2.9 billion bond program, which includes infrastructure, government facilities and quality of life improvements. Since its inception in 2004, the Building Better Communities Bond Program has already helped to fund improvements in the Coral Villa Estates area including sidewalk improvements along SW 24th Street as well as drainage improvements in the area. Funding for new projects through BBC is allocated at the discretion of the Board of County Commissioners (BCC).

- ***Quality Neighborhood Improvement Program (QNIP):*** The Quality Neighborhood Improvement Program approved during the 1998-1999 budget by the BCC is a comprehensive neighborhood restoration program. This program sets aside funds for sidewalk repairs and improvements, road resurfacing, and parks improvements. Funding for new projects through QNIP is allocated at the discretion of the BCC.

Grant Programs:

Grant programs provide a good funding source for improvements such as recreational facilities. Several grant programs including the Recreational Trails Program, Florida Recreation Development Assistance Program and the Land & Water Conservation Fund Program are available to help fund recreational facilities. The details of each grant program are outlined below:

- ***Recreational Trails Program (RTP):*** The Recreational Trails Program is a federally funded competitive grant program, administered through the Florida Department of Environmental Protection (DEP), which provides financial assistance to agencies of city, county, state or federal government for development of recreational trails, trailheads and trailside facilities. The current maximum grant amount for mixed-use projects and non-motorized projects is $250,000. The maximum grant award amount for motorized projects is $716,000. All grants must be matched.

- ***Florida Recreation Development Assistance Program (FRDAP):*** The Florida Recreation Development Assistance Program is a competitive grant program, administered through DEP. It provides financial assistance to local governments for development or acquisition of land for public outdoor recreation. All county and municipal governments in Florida and other legally constituted local governmental entities with the legal responsibility for the provision of outdoor recreational sites and facilities for the use and benefit of the public are eligible. The maximum grant request may not exceed $200,000. Matching requirements vary according to the project cost. For a project costing $50,000 or less, no local match is required. If the total project cost is $50,001 to $150,000, a local match of 25 percent is required. For projects that cost more than $150,000, a 50 percent local match is required. The value of undeveloped land owned by the applicant or in-kind services may be used for the match.

- ***Land & Water Conservation Fund Program (LWCF):*** The Land & Water conservation Fund is a competitive program administered through DEP which provides grants for acquisition or development of land for public outdoor recreation use. All local government entities with legal responsibility for the provision of outdoor recreational sites and facilities for the use and benefit of the public are eligible to apply. The matching ratio is one applicant dollar to one Federal dollar for all LWCF grant awards. LWCF may be used for:

  - Development of outdoor recreation areas and facilities such as trails, picnic areas, beaches, ball fields and playgrounds along with associated support facilities such as parking, landscaping, lighting and restrooms.

  - Acquisition of land for outdoor recreation purposes.

  - For private development projects, the ap-

35

plicant must own the project site or lease it from a public agency by the closing date of the application submission period. Land owned or leased by the applicant must be dedicated in perpetuity for the use as a public outdoor recreation area.

Special Taxing Districts:
A Special Taxing District, consistent with Chapter 18 of the Miami-Dade County Code of Ordinances, can help to fund many of the infrastructure improvements desired by the community. Special taxing districts provide a mechanism for financing local infrastructure improvements by those property owners that would benefit from the improvements. Special taxing districts can provide a guaranteed funding source for local improvements but require extensive cooperation among local property owners including a willingness to petition for the creation of the district and to help fund the desired improvements. The special assessment is reflected on the property tax bill and continues in perpetuity unless dissolved at the request of the property owners. Since the tax is assessed to all property owners within the district, the funded improvements would be provided throughout the district. The procedure for establishing a Special Taxing District is as follows:

1. ***Letter requesting petition:*** Local residents must submit a letter to Miami-Dade County requesting a petition to create the District. To show substantial support among property owners, signatures of approximately 10% of property owners must be provided with the request.

2. ***Petition:*** A petition bearing the signatures of fifty percent of the property owners within the proposed district must be filed with the Clerk of the Board.

3. ***Manager's report:*** The County Manager compiles a written report for the Board of County Commissioners (BCC) including a cost estimate for the improvements, the annual expense to be borne by the district and a determination on whether the improvements are consistent with the county's master plan. The County Manager shall file such written report and recommendations, accompanied by an appropriate map and other pertinent data, with the Clerk of the Board.

4. ***Public hearing:*** Upon receipt of such report of the County Manager, the Clerk of the Board schedules a public hearing. During the public hearing, the BCC hears objections of interested persons to the creation and establishment of the proposed district. All such objections shall be in writing, in person or by attorney, and filed with the BCC at or before the time or adjourned time of such hearing. Any objections not so made shall be considered as waived. During the public hearing, the BCC may make any modifications it may deem advisable which do not enlarge the boundaries of the district. If the petition is granted, the BCC will adopt an ordinance creating the district. The ordinance will set out the boundaries of the district, a description of the improvements, and the method of financing.

5. ***Special election:*** Following the BCC, the ordinance creating and establishing the district shall take effect when approved by a majority vote of the qualified electors residing in the district voting by mailed ballot or other method determined by the BCC.

Private Development:
The community expressed an interest in promoting a development pattern that is more pedestrian-oriented with commercial buildings located close to the sidewalk and parking located on the side or rear of the buildings. Redevelopment according to current zoning standards would likely result in some improvements in site design, but parking would still be permitted within the front building setback. To promote the type of pedestrian-oriented development desired by the community, alternate design standards are needed such as those provided earlier in this report. Since these design standards would be voluntary, it would require coordination from the property owners to implement the recommended standards during redevelopment.

Implementation

Prioritization:

To the right is a chart summarizing the recommendations of the Coral Villa Estates Area Plan Report. All recommendations are dependent on participating agencies and available funding. Over the long term, the plan will be successful if there is a concerted effort and ongoing coordination on the part of the community and government agencies to implement the prioritized recommendations.

Recommendation (Page Reference)	**Participating Agencies**	**Potential Funding Sources**	**Time Element**	**Priority**
Entrance Features (Pg. 10)				
Coral Way and Ludlam Road	Private	Private	Long	11
Coral Way and 64th Avenue	PW	PW, MISC	Short	11
Ludlam Road and SW 33rd Street	PW	PW, MISC	Short	11
Ludlam Road and SW 36th Street	PW	PW, MISC	Short	11
Commercial Redevelopment (Pg. 11)	Private	Private	Long	12
Traffic Calming (Pg. 12)				
Roundabout at SW 64th Avenue and SW 26th Street	PW	PW, MISC	Short	7
Roundabout at SW 64th Avenue and SW 33rd Street	PW	PW, MISC	Short	7
Roundabout at SW 65th Avenue and SW 29th Street	PW	PW, MISC	Short	7
Center median along Ludlam Road	PW	PW, MISC	Medium	9
Implementation of traffic signal at Ludlam Road and SW 33rd Street	PW	PW, MISC	Short-Medium	1
Crosswalks	PW	PW, MISC	Short	4
Parks and Open Space (pgs. 14-17)				
Coral Villas Park	P&R	P&R, MISC	Short	5
Coral Gables Canal Promenade	PW	PW, MISC	Medium-Long	6
Green at the Coral Villa Baptist Church	Private	Private	Short	10
Right-of-way Improvements (Pg. 19)				
Sidewalks	PW	PW, STD, MISC	Short-Medium	3
Landscaping	PW	PW, MISC	Short	7
Lighting	PW	PW, STD, MISC	Short-Medium	2

Acronyms

MISC	Miscellaneous
P&R	Park and Recreation Department
PW	Public Works Department
STD	Special Taxing District

Time Element

Short < 5 years
Medium 5-10 years
Long >10 years

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(10)
4-7-09

RESOLUTION NO. R-382-09

RESOLUTION REQUESTING THE COUNTY MAYOR OR DESIGNEE TO ORGANIZE A CHARRETTE AND FACILITATE THE PREPARATION OF A CHARRETTE REPORT FOR THE CORAL VILLA ESTATES AREA

WHEREAS, elected officials, area residents, and business owners desire to work together to build consensus on the future of the western portion of the Schenley Park area, also known as the Coral Villa Estates area; and

WHEREAS, the Coral Villa Estates area is located in Commission District 6 and it is generally bound by Coral Way\SW 24th Street to the north, SW 63rd Avenue to the east, the Coral Gables Canal to the south and SW 67th Avenue to the west; and

WHEREAS, on July 7, 2005, the Board of County Commissioners adopted Resolution No. R-884-05, directing the County Manager to organize a charrette for the Schenley Park Area; and

WHEREAS, in September 2006 the Department of Planning and Zoning conducted a charrette for the eastern portion of the Schenley Park area, which is generally bounded by Coral Way\SW 24th Street to the north, Red Road/SW 57th Avenue to the east, the Coral Gables Canal to the south and SW 63rd Avenue to the west; and

WHEREAS, the western portion of the Coral Villa Estates area has unique characteristics and attributes that warrant a specific planning effort; and

WHEREAS, holding a charrette and preparing a charrette report will provide interested persons with an opportunity to contribute to a vision for this area; and

WHEREAS, a charrette report will promulgate recommendations to influence the form and character of future development in this area, and may lead to further action, such as the preparation of an area planning report pursuant to Sections 2-116.2 through 2-116.11 of the Code

of Miami-Dade County, an amendment to the Comprehensive Development Master Plan, or changes to the zoning regulations for the area,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby requests the County Mayor or designee to organize a charrette for the Coral Villa Estates area and facilitate the preparation of a charrette report.

The Prime Sponsor of the foregoing resolution is Commissioner Rebeca Sosa. It was offered by Commissioner Joe A. Martinez, who moved its adoption. The motion was seconded by Commissioner Jose "Pepe" Diaz and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman aye
José "Pepe" Diaz, Vice-Chairman aye

Bruno A. Barreiro	absent	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of April, 2009. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as to form and legal sufficiency.

Dennis A. Kerbel

Appendices

Appendix B: Public Meetings

Date	Type of meeting	Topic
Oct. 27, 2009	Steering Committee	Charrette Process
Nov. 19, 2009	Steering Committee	Appointment of Steering Committee Chair and Vice-Chair
Jan. 20, 2010	Steering Committee	Traffic Calming and Special Taxing Districts
Mar. 03, 2010	Lower DIC	Update on the Coral Villa Estates Charrette to County Departments and Agencies
Mar. 04, 2010	Steering Committee	Community Priorities
Apr. 10, 2010	Charrette Design Workshop	Brainstorming of future Vision by area residents
Apr. 11-16, 2010	On-Site Open Studio	Development of design alternative with area residents
Apr. 19, 2010	Work-in-progress Presentation	Presentation of the Vision
Jun. 10, 2010	Steering Committee	Presentation of the Coral Villa Estates Charrette Draft Report
Aug. 2, 2010	PAB	Presentation of Charrette Recommendations, Vision Plan and Report
Oct. 12, 2010	Public Meeting w/. Comm. Sosa	Report Recommendations
Feb. 09, 2011	ILUC	Presentation of Charrette Recommendations, Vision Plan and Report
TBD	BCC	Approval of Charrette Area Plan and Report

29

40

Coral Villa

Socio-Demographic Profile

MIAMI-DADE COUNTY
Delivering Excellence Every Day

Planning Research Section
Department of Planning & Zoning
December 2009

Table of Contents

Introduction 3
Geography 3
Population 4
Age and Sex 5
Educational Attainment 6
Income 7
Poverty and Families 8
Labor Force and Employment 9
Housing 9
Conclusion 10

Introduction

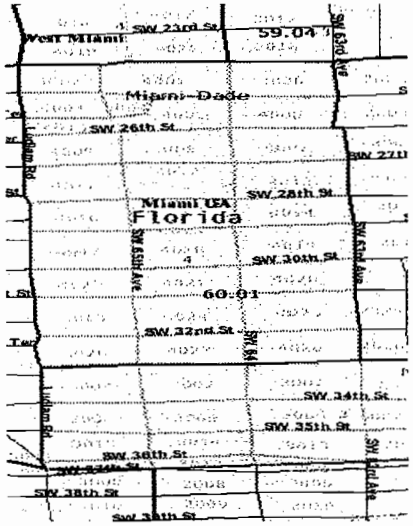
This report examines relevant demographic, economic, and housing characteristics of the Coral Villa area. The purpose of this report is to present an overview of the socioeconomic characteristics of the area thorough an analysis of relevant data.

Geography

The Coral Villa Estates is a 1.1 square miles area located south of Coral Way (SW 24th Street), east of Ludlam Road (SW 67th Avenue), north of the Coral Gables canal and west of SW 63rd Avenue.

The Coral Villa study area encompasses two Census block groups, one in whole the other in part, represented by the yellow-shaded area on Figure 1.

Figure 1.



The largest part of the area falls in Census Tract 60.01 Block Group 4, a rectangular area bounded by SW 33rd Street on the south.

In addition, the Coral Villa area includes blocks #3001, #3002, #3003, #3004, #3005, #3006, #3013, #3014 and #3015 of Block Group 3 located south of Group Block 4 and separated from it by SW 33rd Street. Block Group 3 is bordered by Coral Gables Canal on the south.

The area within Block Group 4 is the main focus of the socio-economic variables analyzed herein. In the case of some basic demographic and housing data, the characteristics of the relevant portion of Block Group 3 were taken into account, whenever practicable.

Population

The population of Coral Villa in the year 2000 was 2,647. The 2000 Decennial Census data shows that Coral Villa was almost exclusively a Hispanic or Latino residential neighborhood. Of the total area population 2,230 residents were Hispanic or Latino of any race. In 2000, the percent of the Hispanic population in Coral Villa was 84.2%. This was significantly higher than the average of 57.3% for Miami-Dade County.

TABLE 1
Population and Race, 2000

	Coral Villa	Miami-Dade
Total population	**2,647**	**2,253,362**
White alone	376	465,894
Percent of the Total	14.2%	20.7%
Black or African American alone	0	423,656
Percent of the Total	0%	18.8%
Other alone	41	72,131
Percent of the Total	1.5%	3.2%
Hispanic or Latino of any race	2,230	1,291,681
Percent of the Total	84.2%	57.3%

Source: U.S. Census Bureau. 2000 Decennial Census.

There were 376 Non-Hispanic Whites living in the Coral Villa representing 14% of the area population. Their share was below the County figure of about 21% of the total population.

A notable difference in the population structure of the area, as compared to the County is the absence of Non-Hispanic Blacks or African Americans.

Coral Villa is a well established neighborhood which also differs from the larger surrounding area in terms of country of birth of its population. While the foreign born population in Miami-Dade County was 51%, it represented 69% of the population in Coral Villa.

Approximately one-fourth of the foreign born population arrived before 1970. Another one-fifth of the foreign born residents established themselves in the area between 1990 and 2000. Of the 31% American born residents in Coral Villa, only 23% were born in the State of Florida.

42

Age and Sex

TABLE 2
Gender by Area

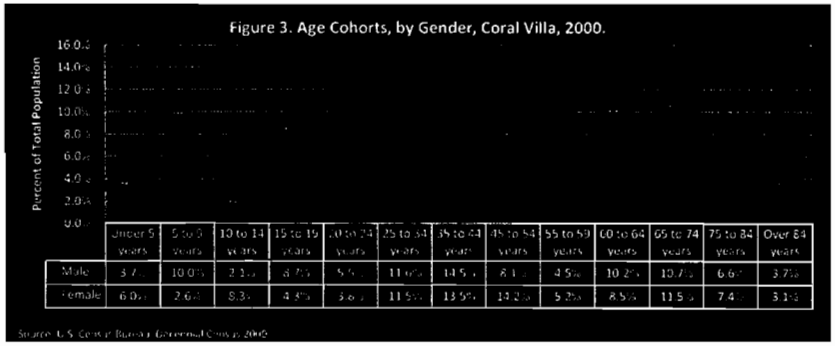
	2000	
Coral Villa	Females	54.2%
	Males	45.8%
Miami-Dade	Females	51.8%
	Males	48.2%

Source: US Census Bureau. 2000 Census.

Table 2 shows gender distribution in Coral Villa and in the County. In both cases, there were more women than men in 2000. Nevertheless, the female population in Coral Villa represented a somewhat larger percentage of the area population with 54% as compared to 52% countywide.

In coral Villa, there are significant differences in age structure due to gender distinction. Figure 3 reveals a somewhat mixed picture of gender distribution by age cohort. Young male and female populations showed marked differences, while gender distribution was similar for active employment age groups and the elderly.

Figure 3. Age Cohorts, by Gender, Coral Villa, 2000.



The largest difference by gender was noted in the early school age children 5 to 9, where males represented 10% of the population while females were below 3%. In contrast, females outnumbered men in the next school age group 10 to 14 years.

TABLE 3
Age Cohorts by Area

	Coral Villa	Miami-Dade
Under 5 years	4.98%	6.47%
5 to 19 years	17.76%	21.02%
20 to 64 years	55.73%	59.18%
65 to 84 years	18.16%	11.63%

Source: US Census Bureau. 2000 Census.

Overall the residents of Coral Villa were older than those for the County as a whole. While the age structure was similar in both areas, only 6% of the population in Coral Villa was under 18 years, as compared to 25% in the County. The population in the active employment age in Coral Villa was just below 56%, lower than the 59% figure for the County. Finally, in Coral Villa 18% of residents were between 65 and 84 years of age, while in the comparable figure in the County was 11.6%.

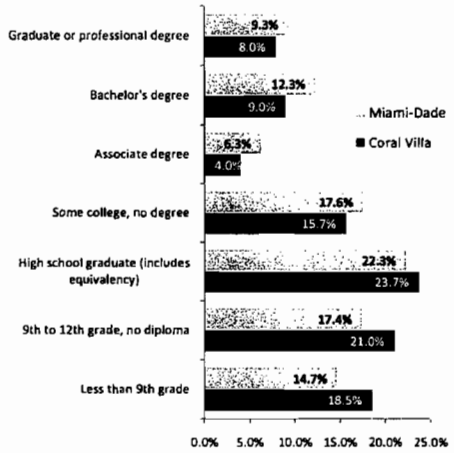
Educational Attainment

The educational attainment levels in the Coral Villa area and the County in 2000 are illustrated in Figure 2. The majority of Coral Villa residents had a relatively lower level of education, in 2000, than those in the County.

In Coral Villa, the percent of people with less than a 9th grade education was 18.5%. This was higher than the corresponding level for the County that stood at 14.7%. The percent of Coral Villa residents that were high school graduates with no further education was 23.7%. This was slightly above the rate of 22.3% for the County.

At a college level and above, the County residents fared better than those in Coral Villa. The number of persons with associate degree in Coral Villa was 4% while in the County it was above the 6% level.

Figure 2. Educational Atteinment 2000



Source: U.S. Census Bureau. Decennial Census

Similarly, for residents with a Bachelor's degree, the figure for Coral Vila was 3 percentage points below the figure of 12% for Miami-Dade County. The percentage of persons with graduate or professional degree was also higher, by 1.3 percentage points, in the County than in Coral Villa.

Overall, the percent of high school graduates and above in Coral Villa was 60.4%. This was appreciably below the figure for the County of 67.9%. Overall, the level of educational attainment in Coral Villa tends to be lower than in the County.

Income

The 1999 median household income in Coral Villa was $41,563. It represented 115.6% of the County median for the same year. However, per capita income in the Coral Villa area was $14,139 in 1999 or 76.4% of the County's figure of $18,474. These two measures of income are not inconsistent as household size is larger in Coral Villa.

TABLE 4
Household Annual Income

Income Range	Coral Villa	Miami-Dade
Less than $10,000	4.4%	13.9%
$10,000 to $14,999	8.8%	7.5%
$15,000 to $24,999	19.1%	14.4%
$25,000 to $34,999	12.2%	13.0%
$35,000 to $49,999	14.5%	15.7%
$50,000 to $74,999	21.8%	16.7%
$75,000 to $99,999	13.5%	8.1%
$100,000 to $149,999	3.4%	6.2%
$150,000 to $199,999	2.4%	2.0%
$200,000 or more	0.0%	2.7%

Source: US Census Bureau.2000 Census.

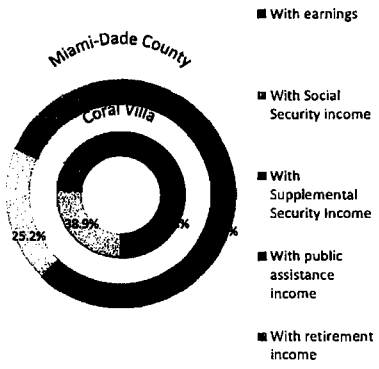
Almost 22% of households in Coral Villa were in the $50,000 to $74,999 income range, while in the County the comparable figure was lower at 16.7%. In the next higher income range, $75,000 to $99,999, Coral Villa again fared appreciably better than the County. Coral Villa had 13.5% of households in this income range, whereas the figure for the County was 8.1%.

At the other end of the income spectrum, the income characteristics for Coral Villa and the County were more similar. In Coral Villa, nearly 45% of households had an annual income below $35,000, slightly lower than the average of 49% for Miami-Dade.

In both Coral Villa and in the County, the two most important sources of income were earnings (salaries, wages, dividends, rental income etc.) and social security payments.

Figure 3 illustrates that more than 75% of the households in Coral Villa received income from earnings compared to almost 81% in the County. The second most important source of income in Coral Villa was social security income. This was a source of income for 39% of households in Coral Villa, considerably higher than the 25% for the County.

Figure 3. Source of Income, 1999



Source: U.S. Census Bureau. Decennial Census 2000.

Poverty and Families

In 1999, poverty in Coral Villa was quite low, particularly compared to the Miami-Dade area as a whole. Table 5 summarizes these characteristics.

TABLE 5
Poverty Rates, by Family Type, 1999

Families Below Poverty Level	Coral Villa	Miami-Dade
Percent of all Families	**5.62%**	**14.5%**
With related children under 18 years	*0.0%*	*19.3%*
With related children under 5 years	*0.0%*	*21.7%*
With female householder, no husband present	**0.0%**	**28.9%**
With related children under 18 years	*0.0%*	*37.3%*
With related children under 5 years	*0.0%*	*46.7%*
Individuals Below Poverty Level	**Coral Villa**	**Miami-Dade**
Percent of all individuals	**6.98%**	**18.0%**
Under 65 years	*5.72%*	*16.2%*
65 years and over	*15.2%*	*18.9%*
With Related children under 18 years	*0.0%*	*22.9%*
Percent of unrelated individuals	**20.14%**	**32.2%**

Source: U.S Census Bureau Decennial Census 2000.

In 1999, Coral Villa had a very low percentage of families below the poverty level - 6%, as compared to 15% for Miami-Dade in 1999.

The highest poverty level was seen in the unrelated individuals' category (20%). This figure was significantly lower than the 32% figure for the County.

A striking difference between Coral Villa and the larger Miami-Dade area is the absence of poverty in one of the most vulnerable categories, families with children under 18 years. This characteristic of Coral Villa applied to married couples and single-person households alike. Married couples represented 51% of all families in Coral Villa. This was somewhat above the corresponding figure for the County. There was a notable difference in the percentage of single person households between Coral Villa and Miami-Dade. In the former this figure was 7%, while the County figure was considerably higher at 23%.

Unlike Coral Villa, in Miami-Dade 19% of the families with children under 18 years were below the poverty level in 1999. The situation for the female householders with children under 18 year and no husband present was even worse at 37% of these households were below the poverty level.

Labor Force and Employment

Labor force characteristics in Coral Villa are somewhat different than those for the County. In Coral Villa, persons 16 years and above accounted for 82.1% of the population. Of this age group, 52% were in labor force, fewer than the comparable figure of 58% in the County.

TABLE 6
Labor Force, 2000

As a Percent of Population 16 Years and over	Coral Villa	Miami-Dade
In labor force	**52.2%**	**57.5%**
Civilian labor force	100.0%	99.9%
Employed	90.5%	91.1%
Unemployed	9.5%	8.7%
Not in labor force	**47.8%**	**42.5%**

Source: U.S Census Bureau Decennial Census 2000.

The unemployment rate was below the 10% level in both areas; however, it was slightly higher in Coral Villa at 9.5% compared to the 8.7% figure for the County. Also in Coral Villa, 31.1% of children under 6 years living in families had both parents working, in 2000.

Private wage and salary workers were the largest class of workers in Coral Villa and the County as well. They accounted for about 80% of all workers for both areas. However, Coral Villa had more self-employed workers in not incorporated businesses - 8%, as compared to less than 6% for the County. As a consequence, the percent of the government workers at 7% was considerably lower than the figure for the County of 13%.

Coral Villa resembled the County in its commute patterns as well. In 2000, 76% of all workers drove to work alone, while another 19% carpooled in both Coral Villa and the County. Less than 2% of Coral Villa residents worked at home and similarly only 3% of the employed worked at home in the County.

Housing

TABLE 7
Household Population by Tenure

	Coral Villa	Miami-Dade
Population Per occupied housing unit	**3.36**	**2.84**
Per owner-occupied housing unit	3.31	3.00
Per renter-occupied housing unit	2.69	2.63

Source: U.S Census Bureau Decennial Census 2000.

In 2000, Coral Villa had a total of 847 housing units. The occupied housing units were 829, of which family households represented 80%, higher than the comparable figure of 71% for the County.

The persons per household figure was higher in Coral Villa than the County as seen from Table 7. In addition, the overall vacancy rate in Coral Villa was 2.1%, significantly below the County vacancy rate of 8.9% in 2000.

Conclusion

Coral Villa is a small well-established centrally located community within close proximity to major roadways in Miami-Dade County.

Overall, the social-economic characteristics of Coral Villa were similar, though somewhat better than those of the County. Household income in Coral Villa was above the County median. Its median household income was 115.6% of that for the County in 2000. Despite the relatively older population in Coral Villa, the employment level was high. Families with children in Coral Villa are half of all families and, unlike the County as a whole, appear not burdened by significant levels of poverty. The higher housing occupancy rate in the area reflects the traditional family-oriented lifestyle of its predominantly foreign born population. In sum, Coral Villa is a stable residential area with better than average social and economic characteristics.

Appendices

Appendix D: Zoning Districts

Zone	Residential Density/Uses Permitted	Permitted Height
BU-1, Neighborhood Business District	Residential: Max 50% of building floor area (1)	2 stories, 35' high max
BU-1A, Business Limited	Residential: Max 50% of building floor area (2)	4 stories, 45' high max
BU-2, Business Special	Residential: Max 50% of building floor area (3)	Unlimited
RU-1, Single Family Residential	7,500 Sq Ft Net	2 stories, 35' high max
RU-3, Four Unit Apartment	7,500 Sq Ft Net	2 stories, 35' high max
RU-5, Residential, Semi-Professional Office	10,000 Sq Ft Net	2 stories, 35' high max

(1) Residential uses permitted as a combination of permitted business uses and residential uses housed in the same building.
(2) Residential uses are subject to approval at a public hearing; includes automobile service stations and gas stations, self storage facilities, automobile and light truck new sales and rental agencies.
(3) Residential uses are subject to approval at a public hearing; includes automobile parking garages, automobile services stations and gas stations, self-stations, self-storage facilities, automobile and light truck new sales and rental agencies etc.

Appendix E: Cost Estimates for the Construction of Roundabouts and Sidewalks
(Information provided by the Miami-Dade County Public Works Department)

Average Cost for the Construction of Roundabouts

Radius less than 20 feet	Radius less than 30 feet, equal or more than 20 feet	Radius more than 30 feet
$55,000.00	$62,000.00	$154,000.00

The average cost for construction of roudabouts is based in the area of the circle.
Actual cost of a roundabout can deviate from these averages based on field conditions and specific design requests.

Appendix F: Preliminary Cost Estimate for the Coral Villas Park
(Cost estimate prepared by the Miami-Dade County Park and Recreation Department)

Coral Villa Park		**3.37 Acres**
Phase	**Description**	**Unfunded Probable Cost**
Platting	Site already platted	$ -
New Park	Develop new park to include: site preparation, walkways, playground, security/ access fence, dog station, signage, site furniture and landscaping	$363,344
ROW Improvements	Right of Way Improvements to include: clearing and grading ROW area, 5' W concrete sidewalk and landscaping	$47,145
Grand Total		**$410,489**

Appendices

Appendix G: Cost Estimates for the Installation of Street Lights
(Information provided by the Miami-Dade County Public Works Department)

Estimated Cost For The Construction Of Street Lights

Number of Lights	1st Year Installation and Operating Cost	Recurring Annual Operating Cost
273	$160,000.00; or $120 per 50' interior lot and $200 per 84' corner lot	$60,000; or $50 per 50' interior lot and $75 per 84' corner lot

Estimated costs assume basic bracket-arm street lights served by overhead wiring. These costs are substantially higher if decorative fixtures and underground wiring is requested.

Appendix H: Cost Estimates for the Construction of Sidewalks
(Information provided by the Miami-Dade County Public Works Department)

Estimated Cost For The Construction Of Sidewalks

Cost Of Installing Sidewalks On Both Sides Of The Roadway

Phase 1	• SW 64 Ave from SW 36 St to SW 24 St • SW 35 St from SW 63 Ave to SW 67 Ave	$282,000.00
Phase 2	• SW 65 Ave from SW 36 St to SW 26 St • SW 63 Ave from SW 36 St to SW 24 St • SW 26 St, SW 29 St and SW 33 St from SW 63 Ave to SW 67 Ave	$609,000.00
Phase 3	• SW 63 Ave to SW 67 Ave from SW 24 St to SW 36 St • Excluding streets and avenues from Phases 1 and 2	$612,000.00
	Total:	**$1,503,000.00**

Cost Of Installing Sidewalks On One Side Of The Roadway

Phase 1	• SW 64 Ave from SW 36 St to SW 24 St • SW 35 St from SW 63 Ave to SW 67 Ave	$150,000.00
Phase 2	• SW 65 Ave from SW 36 St to SW 26 St • SW 63 Ave from SW 36 St to SW 24 St • SW 26 St, SW 29 St and SW 33 St from SW 63 Ave to SW 67 Ave	$292,000.00
Phase 3	• SW 63 Ave to SW 67 Ave from SW 24 St to SW 36 St • Excluding streets and avenues from Phases 1 and 2	$367,000.00
	Total:	**$809,000.00**

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Miami-Dade County Metropolitan Planning Organization

Miami-Dade County Park and Recreation Department

Miami-Dade County Public Works Department

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