

PRIME & PAINTED 1/2" SMOOTH STUCCO

OR T & D. W/ T RESISTANT OR AROUND MATCH FRAME

GUARD WITH BALCONIES

1/2" SMOOTH STUCCO

CONCRETE DECORATIVE PFA BLOCKS

CAVALI FINISH CANOPY (TYP)

NATURAL KEystone VENER AT COLUMN


ALUMINUM WINDOW/DOOR CO. TINTED IMPACT RESISTANT GLAZ. AROUND WINDOW/DOOR TO MATCH

Regency on the Park

COMPREHENSIVE PLAN MAP AMENDMENT
ZONING MAP AMENDMENT
PLANNED AREA DEVELOPMENT
MIXED USE SITE PLAN

100,114,126 CALABRIA AVENUE AND 912,
918 EAST PONCE DE LEON BOULEVARD

CITY COMMISSION
JULY 10, 2018



PROPOSED PROJECT & EXISTING CONDITION



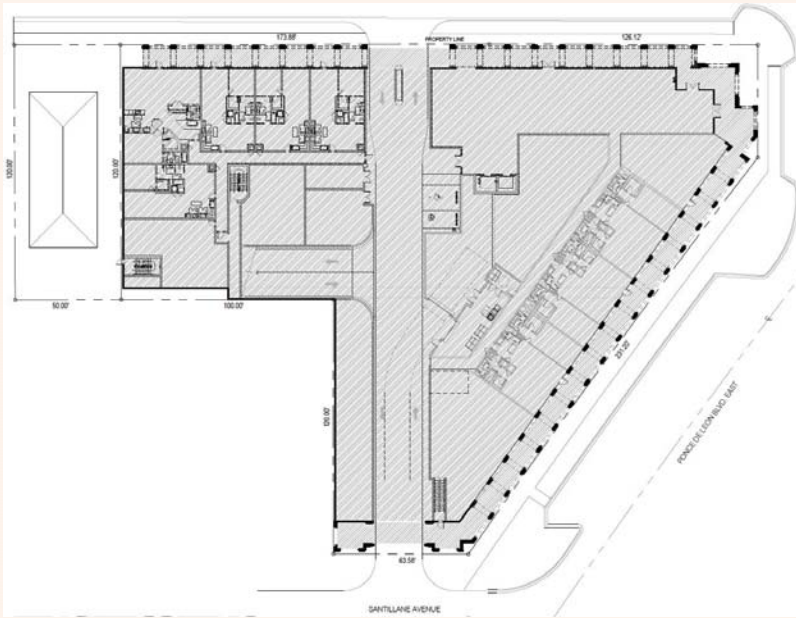
11 stories

10 stories

Regency 12 stories

12 stories

RESIDENTIAL INFILL REGULATIONS



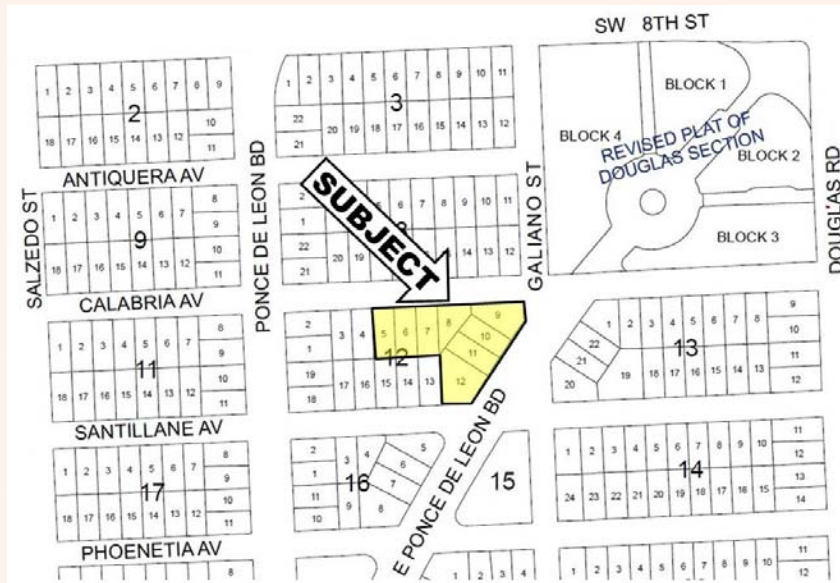
PLANNED AREA DEVELOPMENT



AERIAL



LOCATION



EXISTING FUTURE LAND USE MAP



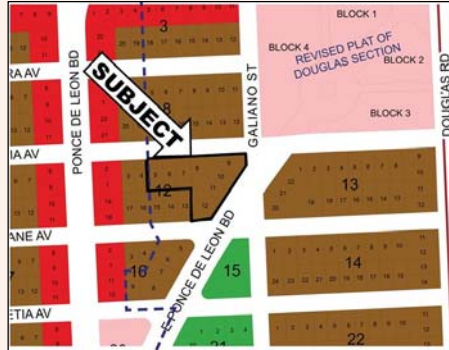
Future Land Use Map

Land Use Classifications

Residential Single-Family (Low Density) (R-1)	Residential Single-Family (High Density) (RH)	University Campus	Conservation Area
Residential Single-Family (Medium Density) (R-2)	Residential Single-Family (Very High Density) (RHD)	University Campus (Special Use Area)	Public Buildings and Schools
Residential Single-Family (High Density) (RH)	Commercial Medium Density (C-2)	Education	Residential
Residential Medium Density (R-2)	Commercial High Density (C-3)	Religious/Institutional	Community Services and Facilities
Residential Medium Density (R-2)	Community Services and Facilities	Parks and Recreation	Industrial
Residential Medium Density (R-2)	Open Space	Industrial	North Police Mixed Use District

MULTI-FAMILY MEDIUM DENSITY

EXISTING ZONING MAP



Zoning Map

Zoning Districts

(SFR) Single-Family Residential District	(S) Special Use District
(MF1) Multi-Family 1 Duplex District	(P) Preservation District
(MF2) Multi-Family 2 District	(CL) Commercial Limited District
(MFA) Multi-Family Special Area District	(C) Commercial District
(UCD) University Campus District	(I) Industrial District

*** North Police Mixed Use District

MULTI-FAMILY 2 (MF2)

CONCEPTUAL RENDERING



REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT

REQUEST #2:
ZONING CODE MAP AMENDMENT

REQUEST #3:
PLANNED AREA DEVELOPMENT

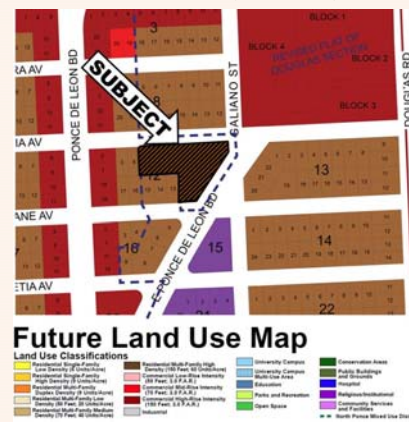
REQUEST #4:
MIXED USE SITE PLAN

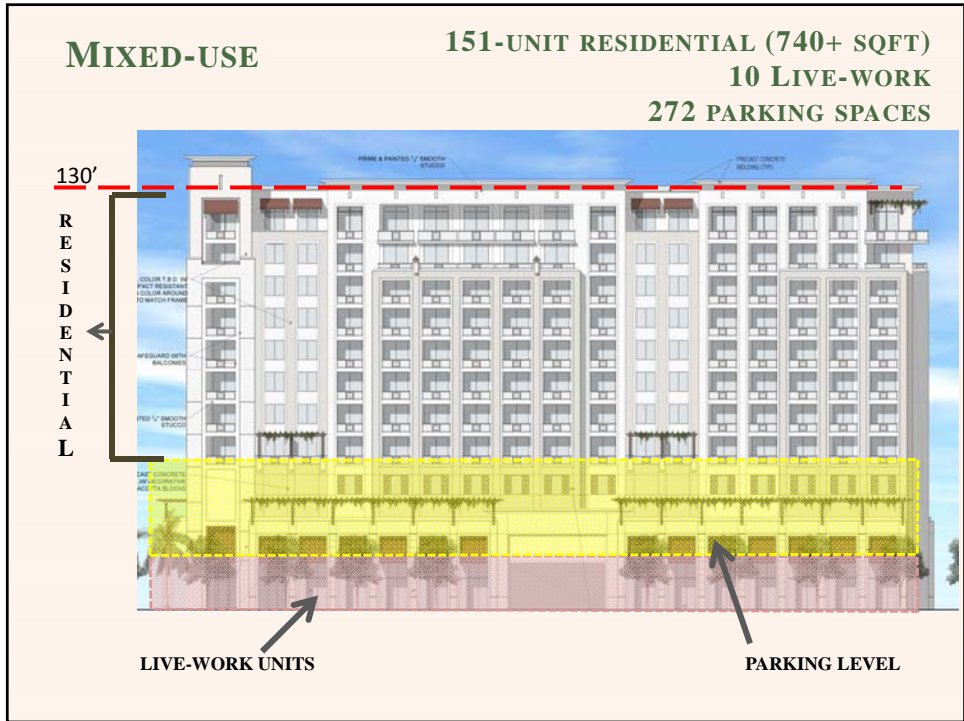
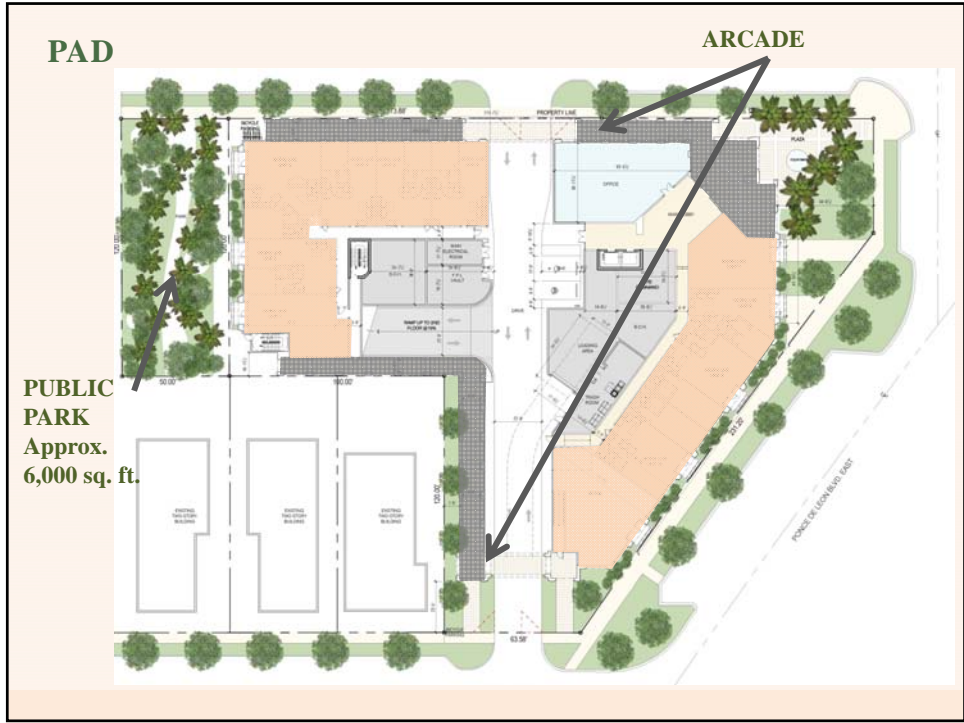
COMP PLAN MAP AMENDMENT

MEDIUM DENSITY



MIXED-USE (MXD)





REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 01.25.18
2	BOARD OF ARCHITECTS: 04.05.18
3	NEIGHBORHOOD MEETING: 05.30.18
4	PLANNING AND ZONING BOARD: 06.13.18
5	CITY COMMISSION 1ST READING: 07.10.18

STAFF REVIEW

DEPARTMENT	DRC 01.25.18	STAFF MEETING 05.23.18	COMMENTS PROVIDED?
HISTORICAL	X	X	YES
PARKING	X	X	YES
LANDSCAPE	X	X	YES
CONCURRENCY	X	X	YES
POLICE	X		YES
FIRE		X	YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA		X	YES
PLANNING	X	X	YES
BUILDING	X	X	YES

LETTERS TO PROPERTY OWNERS (1,500 FT.)



PUBLIC NOTIFICATION

3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CC 1 ST READING
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC 1 ST READING
1 TIME	NEWSPAPER ADVERTISEMENT PZB

STAFF RECOMMENDATION:

FIRST READING:


**REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT.
APPROVAL.**

**REQUEST #2: ZONING CODE MAP AMENDMENT
APPROVAL.**

**REQUEST #3: PLANNED AREA DEVELOPMENT
APPROVAL, WITH CONDITIONS.**

SECOND READING (FUTURE DATE):

**REQUEST #4: MIXED USE SITE PLAN
APPROVAL, WITH CONDITIONS.**



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FOR T.B.D. WINDOW RESISTANT FOR AROUND MATCH FRAME

GUARD WITH BALCONIES

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