

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 PITA BLOCKS

CAVALI FINISH CANOPY (TYP)

NATURAL KEYSTONE VENER AT COLUMN


ALUMINUM WINDOW/DOOR CO. TINTED IMPACT RESISTANT GLAZING WINDOW/DOOR TO ME

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



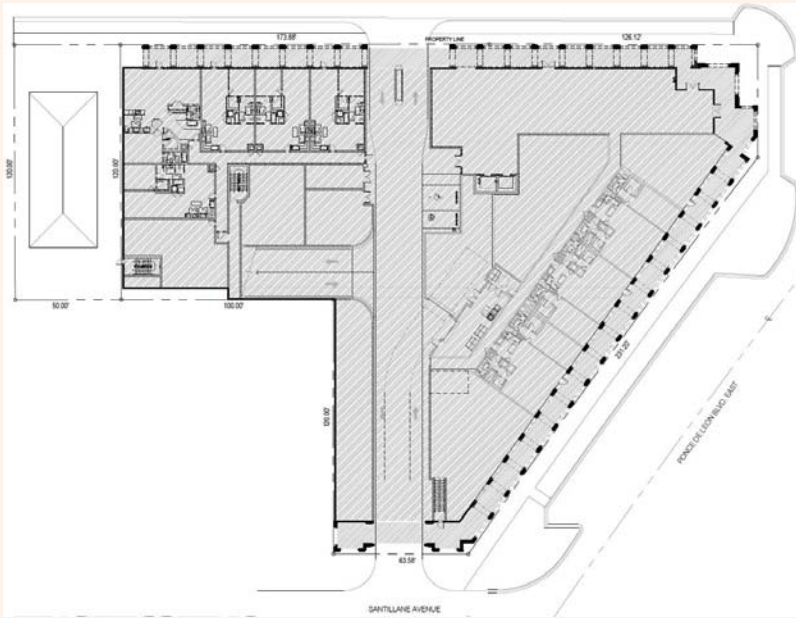
11 stories

10 stories

Regency 12 stories

12 stories

RESIDENTIAL INFILL REGULATIONS



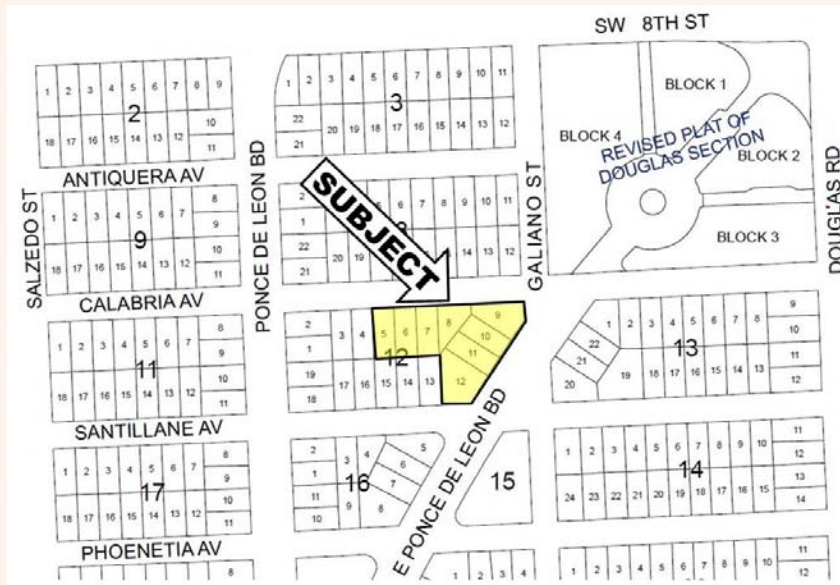
PLANNED AREA DEVELOPMENT



AERIAL



LOCATION



EXISTING FUTURE LAND USE MAP



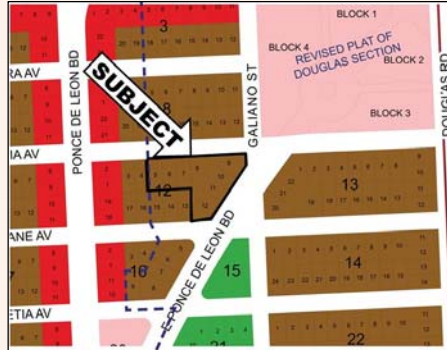
Future Land Use Map

Land Use Classifications

| | | | |
|--|---|--------------------------------------|-----------------------------------|
| Residential Single-Family (Low Density) (R-1) | Residential Single-Family (Medium Density) (R-2) | University Campus | Conservation Area |
| Residential Single-Family (High Density) (R-3) | Residential Single-Family (Very High Density) (R-4) | University Campus (Special Use Area) | Public Buildings and Schools |
| Residential Medium Density (R-5) | Residential Medium Density (R-6) | Education | Resort |
| Residential Medium Density (R-7) | Residential Medium Density (R-8) | Religious/Institutional | Community Services and Facilities |
| Residential Medium Density (R-9) | Residential Medium Density (R-10) | Parks and Recreation | Open Space |
| Residential Medium Density (R-11) | Residential Medium Density (R-12) | 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

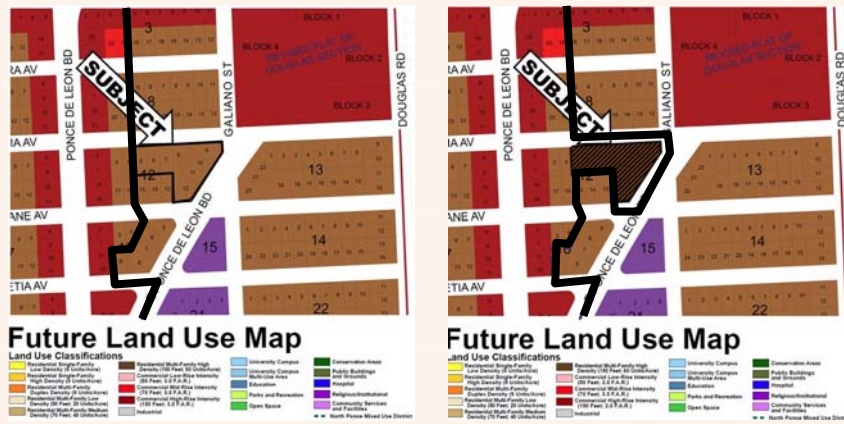


MIXED-USE (MXD)



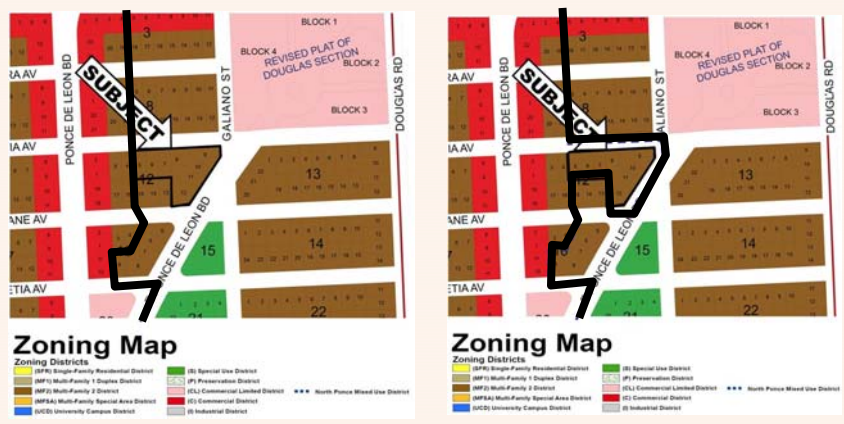
COMP PLAN MAP AMENDMENT

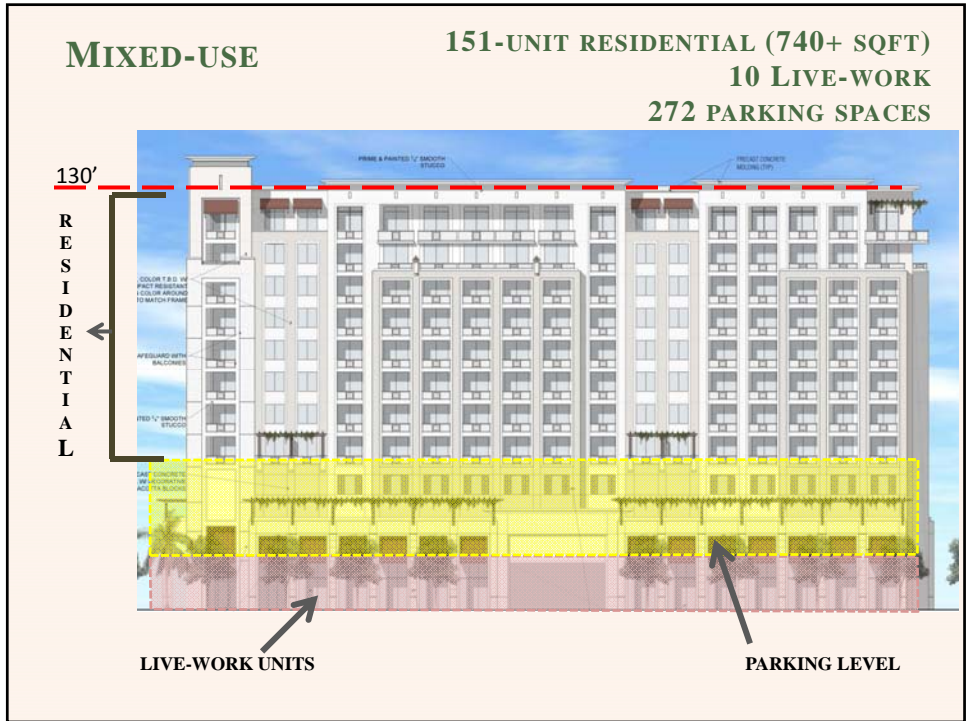
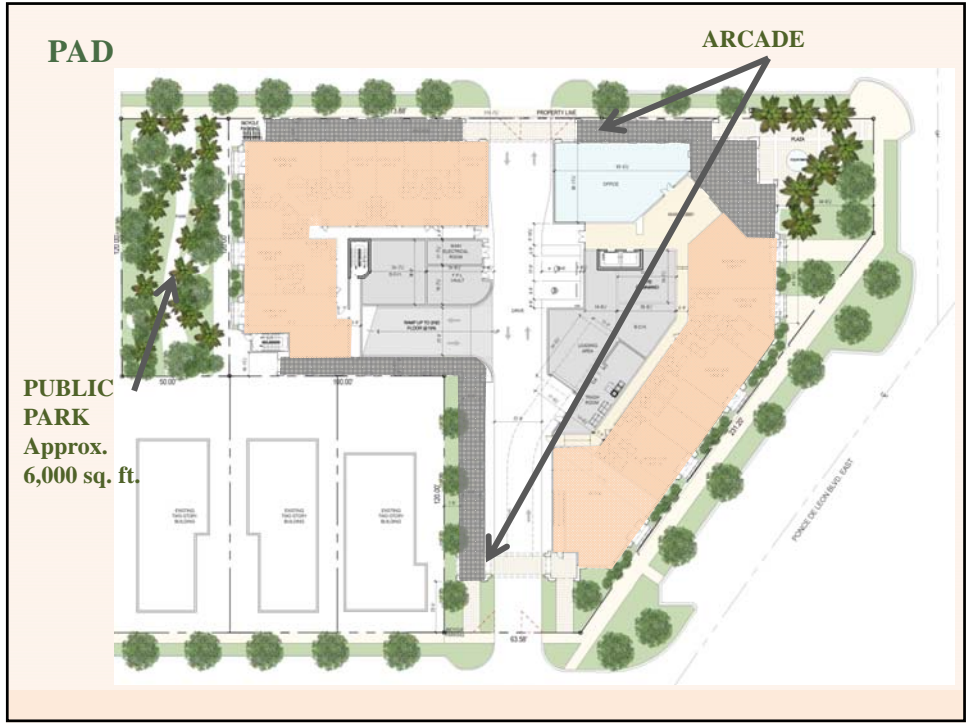
EXTENDING THE BOUNDARY OF NORTH PONCE DE LEON MXD OVERLAY



ZONING CODE MAP AMENDMENT

EXTENDING THE BOUNDARY OF NORTH PONCE DE LEON MXD OVERLAY





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.**



PRIME & PAINTED 1/2" SMOOTH STUCCO

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

GUARD WITH BALCONIES

1/2" SMOOTH STUCCO

CONCRETE DECORATIVE PFA BLOCKS

CANVAS RIBBING CANOPY (TYP)

NATURAL KINGSTONE VENER AT COLUMNS

ALUMINUM WINDOW/DOOR CO. FINISHED IMPACT RESISTANT GLAZ. AROUND WINDOW/DOOR TO MA

*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

