



# *Ponce Park Residences*

VACATION OF ALLEY;  
CHANGE OF LAND USE;  
RECEIPT OF TDRS;  
MIXED-USE SITE PLAN; AND  
TENTATIVE PLAT

CITY COMMISSION  
JULY 25, 2022



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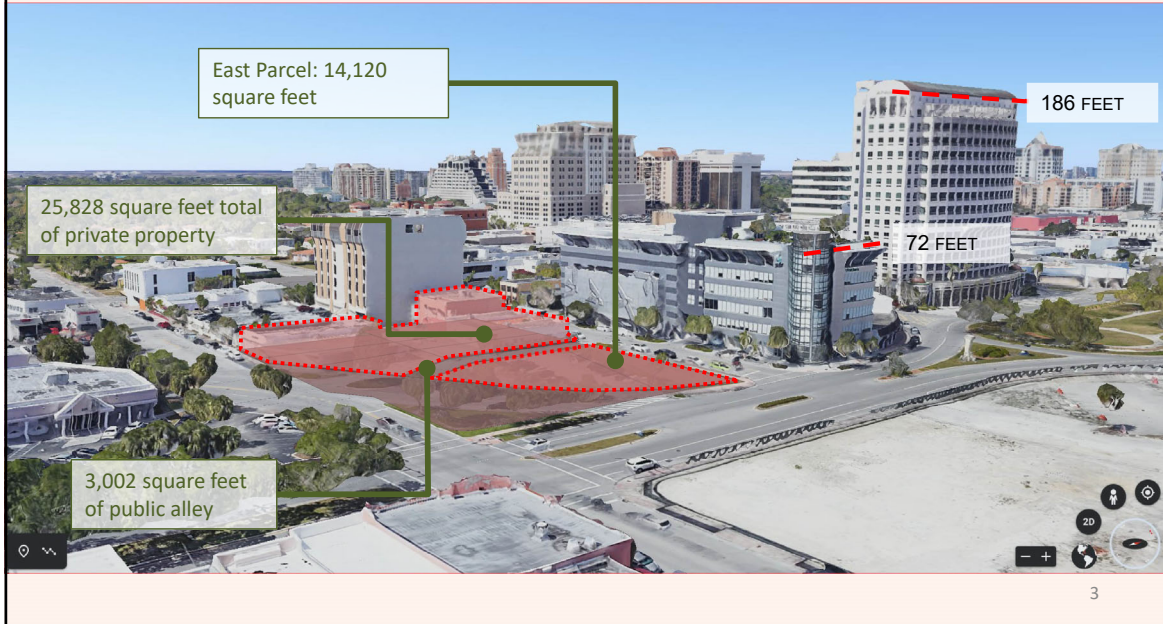
## LOCATION



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## EXISTING CONDITIONS



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**REQUEST #1:**  
VACATION OF ALLEY

**REQUEST #2:**  
LAND USE CHANGE

**REQUEST #3:**  
RECEIPT OF TDRS

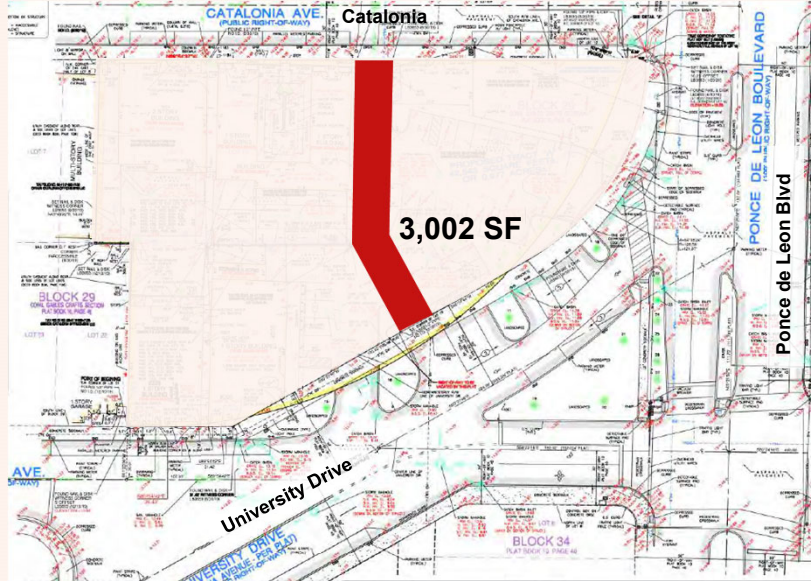
**REQUEST #4:**  
MIXED-USE SITE PLAN (CONDITIONAL USE)

**REQUEST #5:**  
TENTATIVE PLAN

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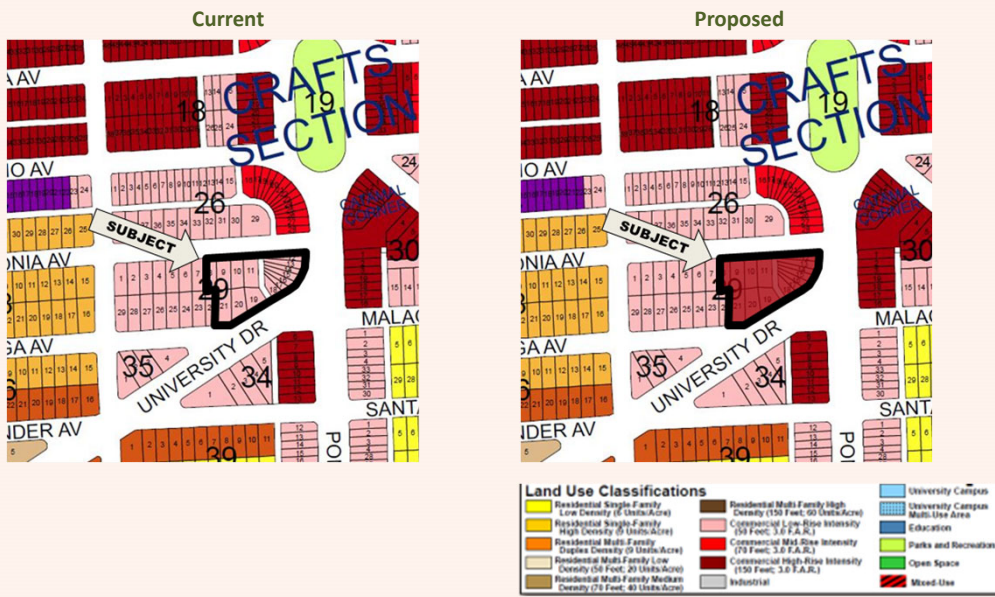
# 1. VACATION OF PUBLIC ALLEY



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# 2. CHANGE OF LAND USE TO HIGH RISE



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### 3. RECEIPT OF TDRS

AN INCREASE OF UP TO 25% OF PERMITTED GROSS FAR AND APPROVED MEDITERRANEAN ARCHITECTURAL STYLE BONUSES.

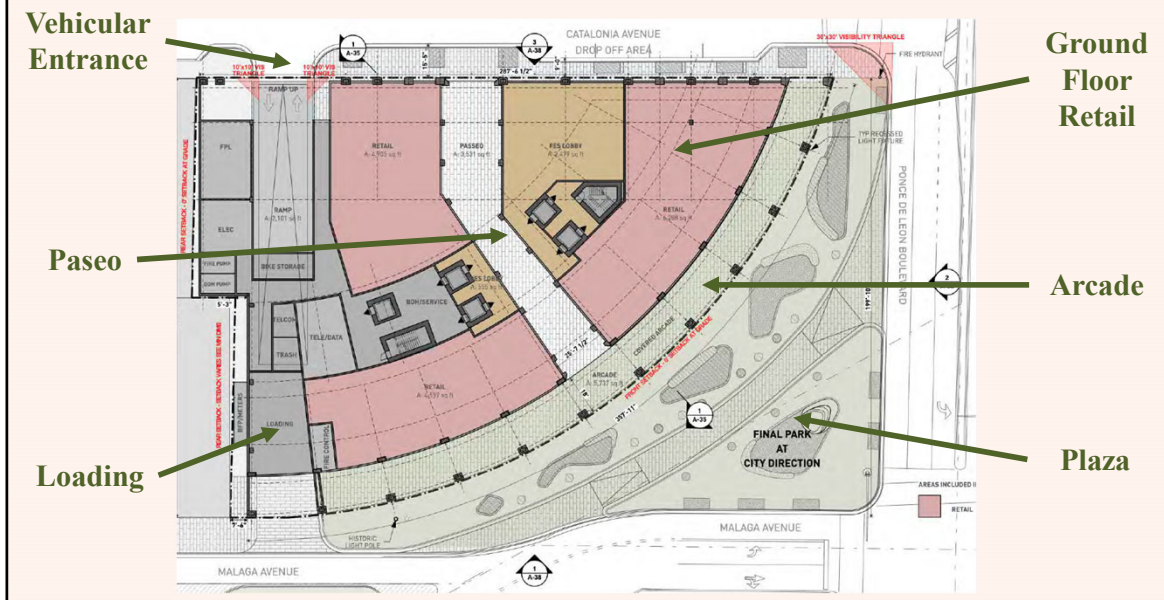
REQUEST: **37,581** SQUARE FEET (PER DISPUTE RESOLUTION)

#### REVIEW PROCESS FOR APPROVAL

- HPB REVIEW AND APPROVAL
- PZB REVIEWS THE “RECEIVING SITE” PLAN
- CITY COMMISSION REVIEWS AND ADOPTS FOR THE TRANSFER

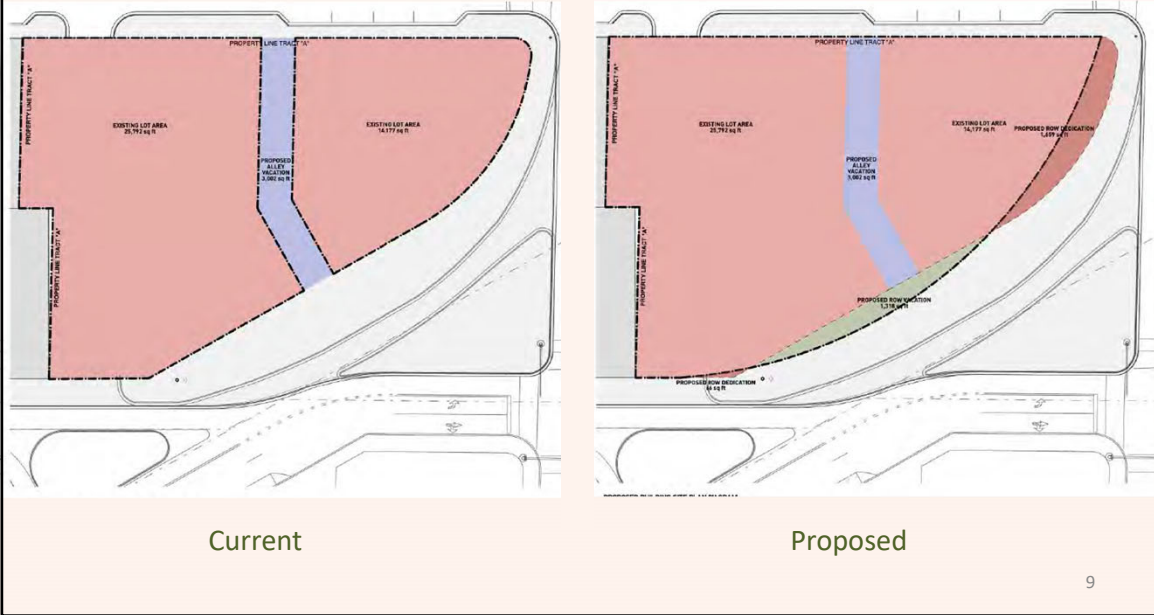
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### 4. MIXED-USE SITE PLAN



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## 5. TENTATIVE PLAT



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## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 07.31.20</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 11.19.20</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 11.24.20</b>
<b>4</b>	<b>STAFF MEETING: 01.08.21</b>
<b>5</b>	<b>PLANNING AND ZONING BOARD: 02.10.21</b>
<b>6</b>	<b>PLANNING AND ZONING BOARD: 08.11.21</b>
<b>7</b>	<b>HISTORIC PRESERVATION BOARD: 10.20.21</b>
<b>8</b>	<b>PLANNING AND ZONING BOARD: 06.08.22</b>
<b>9</b>	<b>PLANNING AND ZONING BOARD: 07.13.22</b>
<b>10</b>	<b>CITY COMMISSION: 07.25.22</b>

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## LETTERS TO PROPERTY OWNERS (1,500 FT)

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## PUBLIC NOTIFICATION

<b>7 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB, JULY PZB, 1ST READING
<b>8 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB, JULY PZB, 1ST READING
<b>7 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, FEBRUARY PZB, AUGUST PZB, JUNE PZB, JULY PZB, 1ST READING
<b>4 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB, JULY PZB

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## COMPREHENSIVE PLAN CONSISTENCY



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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## STAFF RECOMMENDATIONS



### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,  
SUBJECT TO CONDITIONS OF APPROVAL.

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## CONDITIONS OF APPROVAL



1. \$1,000,000 OF IN-KIND IMPROVEMENTS TO THE UNIVERSITY RIGHT-OF-WAY AND ABUTTING PARK, INCLUDING MAINTENANCE OF PARK, PRIOR TO TEMPORARY CERTIFICATE OF OCCUPANCY OR WITHIN 1 YEAR AFTER APPROVAL, WHICHEVER OCCURS FIRST. (FINAL DESIGN TO BE DECIDED BY CITY COMMISSION)
2. UNDERGROUNDING OF OVERHEAD UTILITIES.
3. OFF-SITE PUBLIC REALM IMPROVEMENTS AS IDENTIFIED IN PLANS AND PROFFERED BY APPLICANTS.
4. ANNUAL TRAFFIC MONITORING FOR 3 YEARS.

## CONDITIONS OF APPROVAL

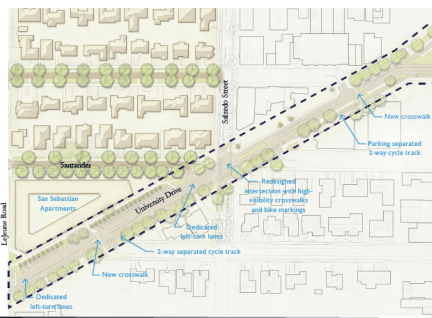


### 5. South - University Drive

University Drive between Leikune Road and Ponce de Leon Boulevard, is a busy corridor, currently configured as a 4 lane street. The northern half of the street has angled parking adjacent to the historic San Sebastian Apartments, and a small parking lot west of Salsedo Street.

University Drive has been identified as a priority bike route by the City of Coral Gables. By converting the street from 4 lanes to 3 lanes, the southernmost lane can be redesigned as a 2-way separated cycle track. Additional street trees can be planted along the southern edge of the roadway to supplement the existing canopy.

The funds allocated toward improvements along University Drive should be combined with official City efforts to create a more complete project.



### UNIVERSITY DRIVE IMPROVEMENTS

*CRAFTS SECTION COMMUNITY VISION  
PROPOSED STREETScape IMPROVEMENTS  
(AGAVE / THE PLAZA)*





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