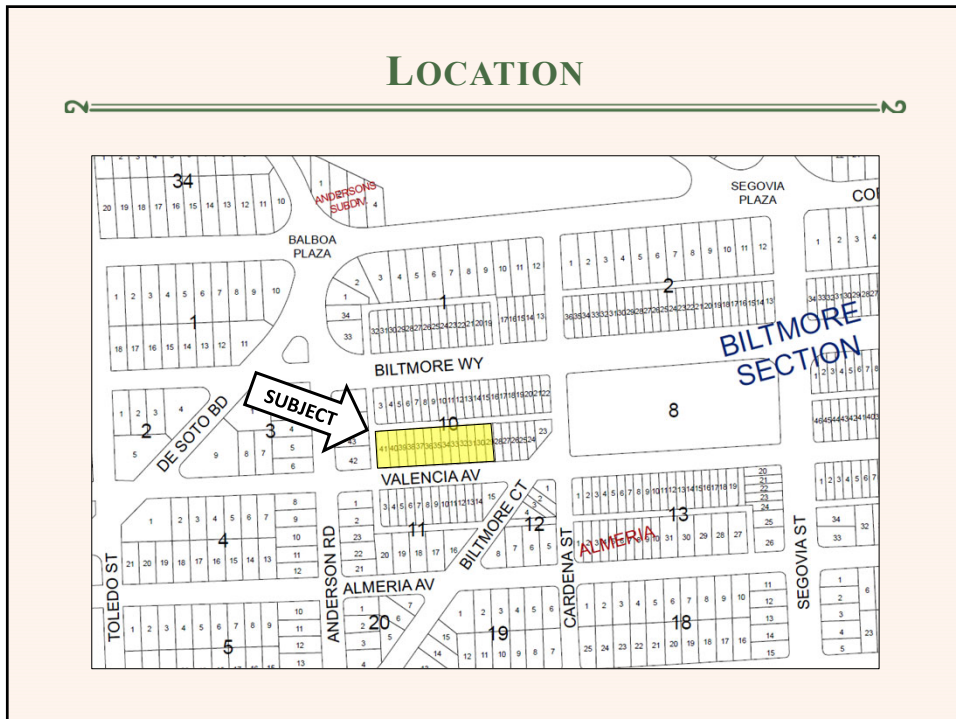
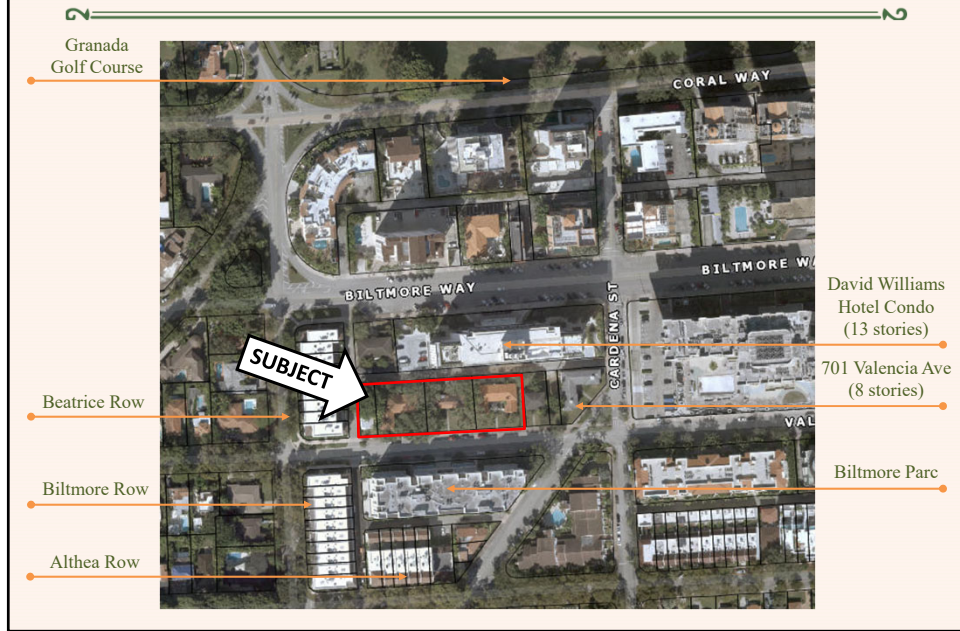


1



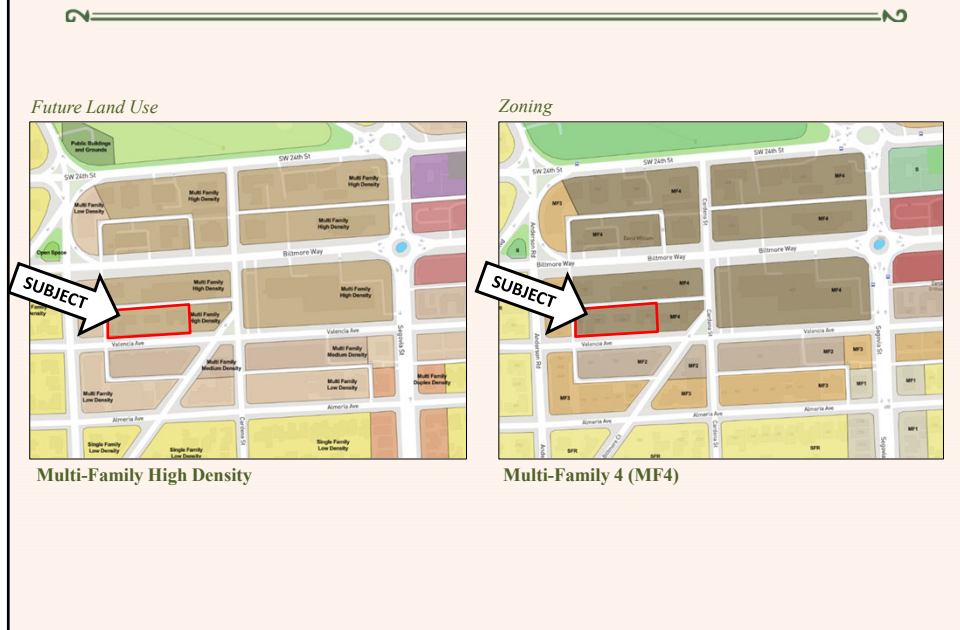
2

LOCATION



3

LAND USE AND ZONING



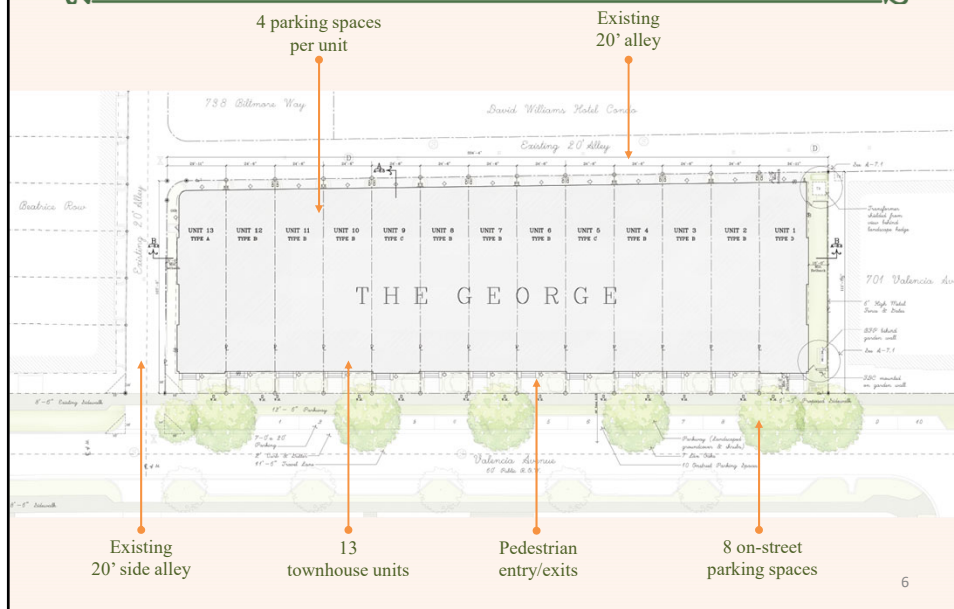
4

CONDITIONAL USE SITE PLAN

PROJECT DATA		
Standard	Current/Allowed	Proposed
Existing Lot Area	20,000 sf (Conditional Use review)	36,597 sf (building site area)
Total FAR	2.0 FAR (128,089.5 sf)	1.51 (55,206 sf)
Building height/stories	150'-0" / 13 stories	43'-6" / 3 stories
Density	60 du/ac = 50 units	13 units
Open Space	25% min = 9,149 sf	26.4% = 9,665 sf
Parking	26 spaces min	52 spaces (4 per unit)
Setbacks (min.)		
<i>Front (Valencia Ave)</i>	10'	10'
<i>Rear (alley)</i>	5'	5'
<i>Side (interior)</i>	10'	10'
<i>Side (alley)</i>	5'	5'-3"

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CONDITIONAL USE SITE PLAN



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CONDITIONAL USE SITE PLAN



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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 12.15.23
2	BOARD OF ARCHITECTS: 04.12.24
3	PLANNING AND ZONING BOARD: 06.12.24
4	CITY COMMISSION (SITE PLAN): 07.09.24
5	CITY COMMISSION (FINAL PLAT): TBD

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PUBLIC NOTIFICATION	
4 TIMES	LETTERS TO OWNERS & PROPERTIES 2 NEIGHBORHOOD MEETINGS; PZB; CC
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CC
2 TIMES	E-MAIL TO SUBSCRIBED NEIGHBORS PZB, CC

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STAFF RECOMMENDATION	
<p>THE APPLICATION <u>COMPLIES</u> WITH THE FINDINGS OF FACT.</p> <p>THE STANDARDS FOR APPROVAL ARE <u>SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.</u></p> <p>STAFF RECOMMENDS <u>APPROVAL, WITH CONDITIONS.</u></p>	
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CONDITIONS OF APPROVAL

- **RELOCATE THE 6 MATURE LIVE OAK TREES IN COORDINATION WITH PUBLIC WORKS**
- **PAYMENT FOR LOSS OF ON-STREET PARKING**
- **ADDITIONAL STREET TREES ON VALENCIA, BILTMORE COURT, CARDENA, AND BILTMORE WAY PROVIDED FROM COLLECTED CANOPY MITIGATION PAYMENTS/FUNDS**
- **CONSTRUCTION DUST MINIMIZED**

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The George

CONDITIONAL USE SITE PLAN

CITY COMMISSION
JULY 9, 2024



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