

Ponce 8

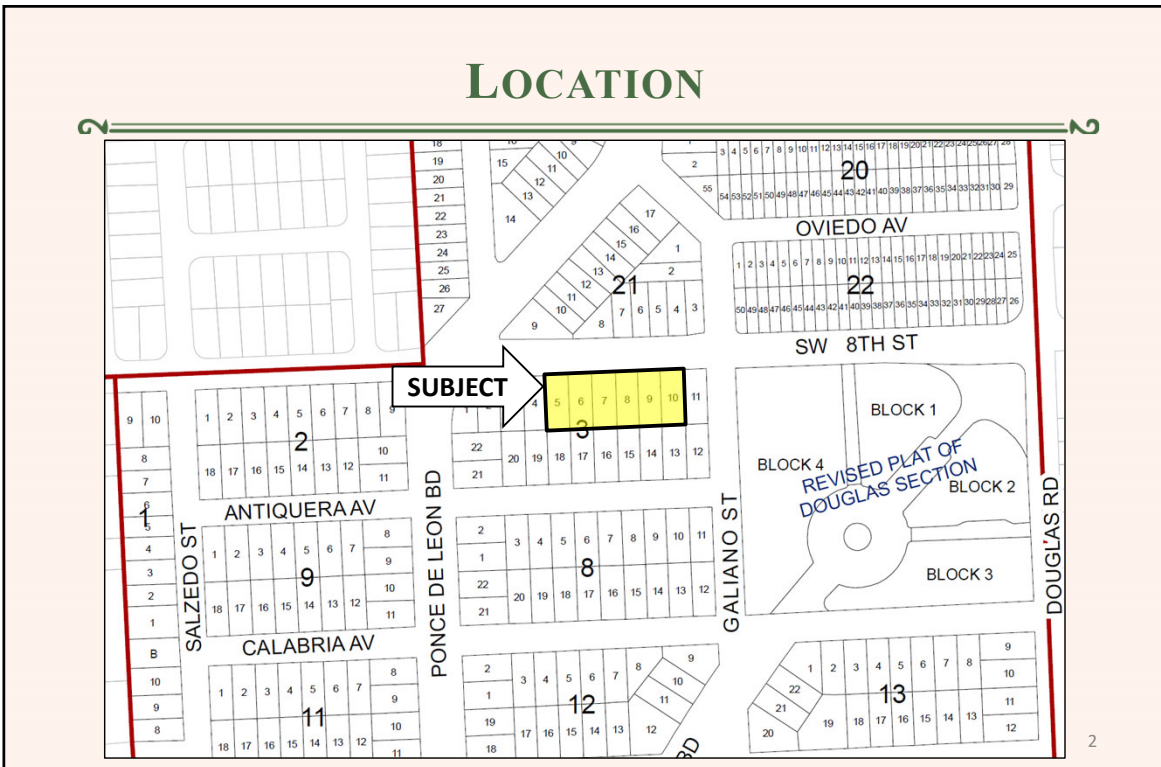
MIXED-USE PROJECT

CITY COMMISSION
JUNE 2, 2026



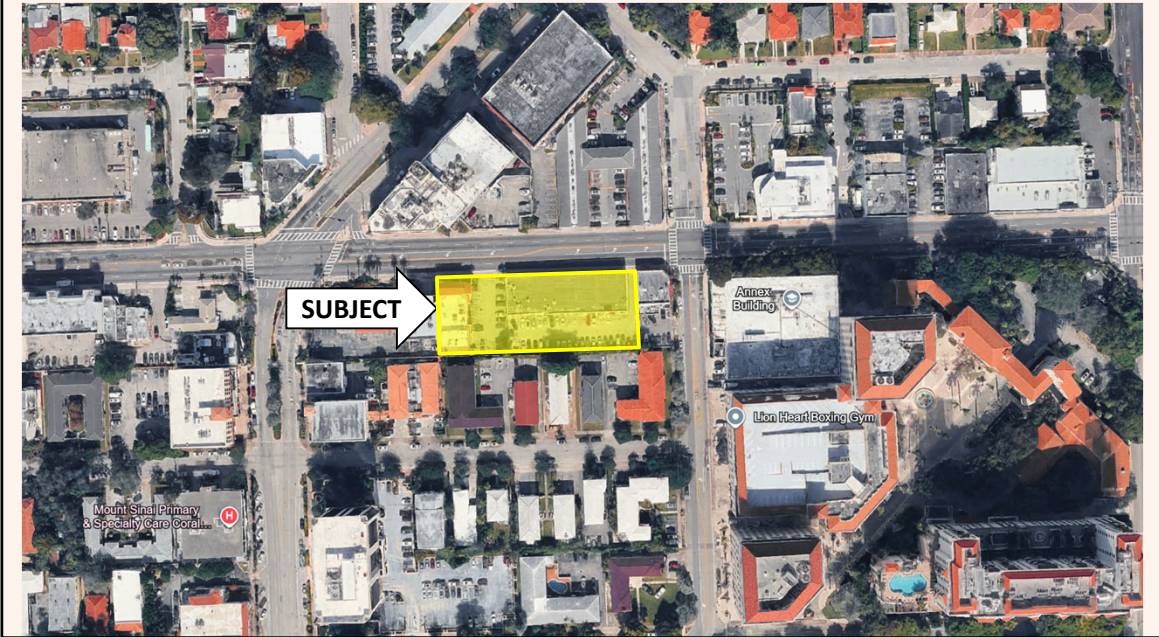
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LOCATION



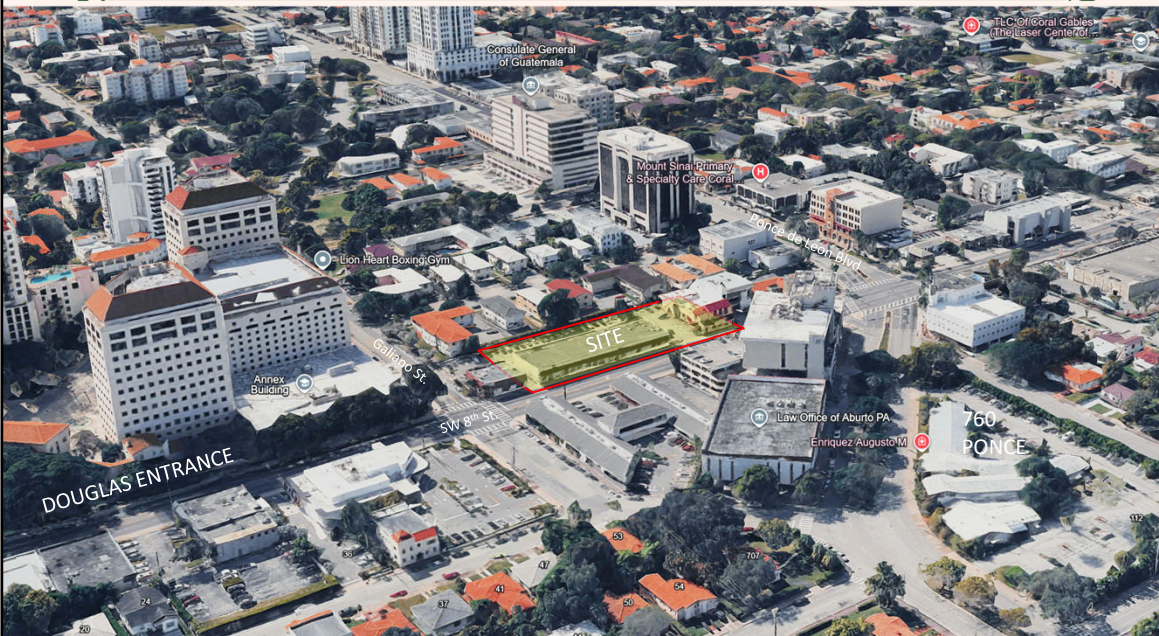
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LOCATION



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EXISTING CONDITIONS

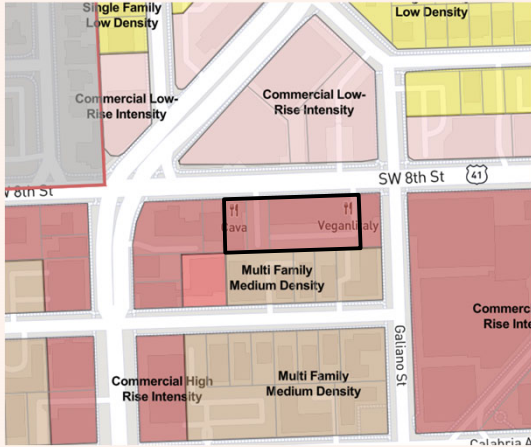


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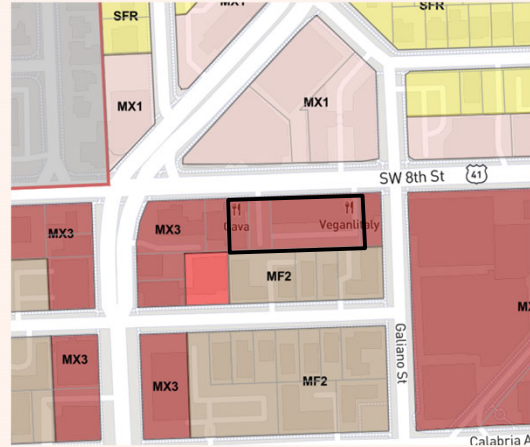
EXISTING CONDITIONS



Future Land Use: Commercial High-Rise Intensity

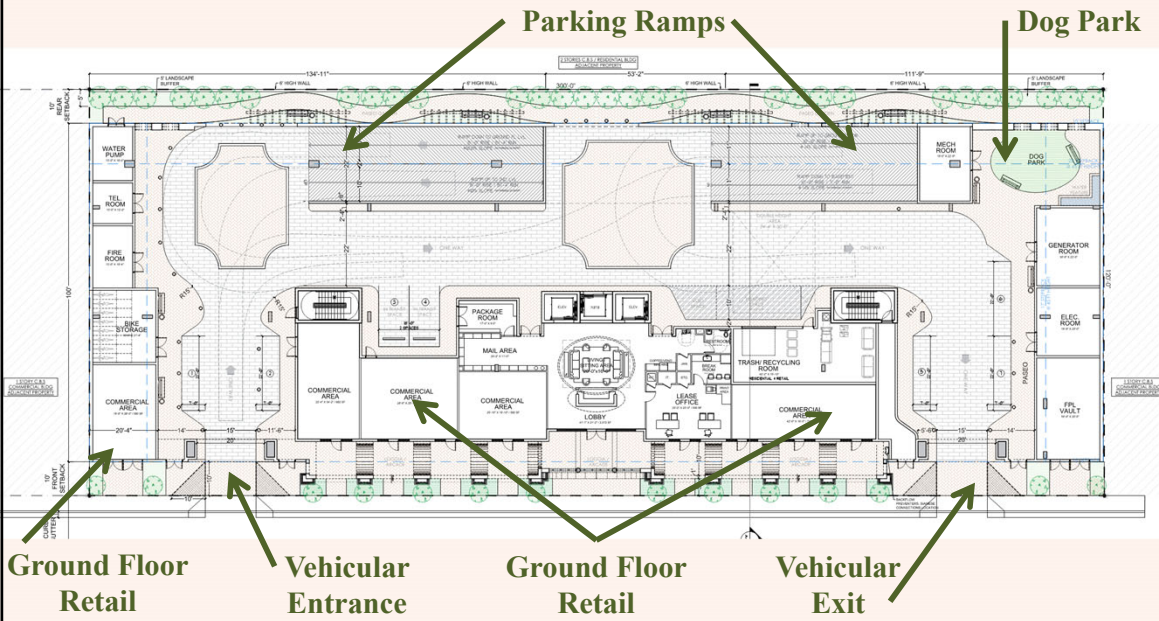


Zoning Map: Mixed-Use 3 (MX3)



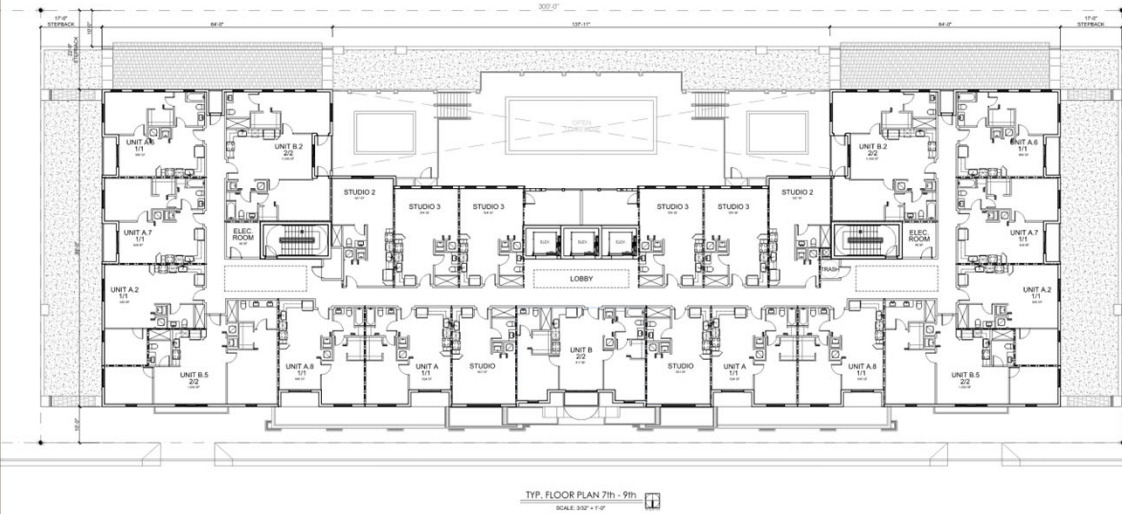
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MIXED-USE SITE PLAN



6

TYPICAL FLOOR PLAN



7

“PONCE 8”

Standard	Current/Allowed/Required	Proposed
Lot Area	20,000 sq. ft.	36,000 sqft. (0.83 Acres)
Zoning	Mixed-Use 3 (MX3)	Mixed-Use 3 (MX3)
Land Use	Commercial High-Rise Intensity	Commercial High-Rise Intensity
Total FAR	5.0 (3.5 + 1.5) 180,000 SF	5.0 179,842 SF
Building height	190'-6" / 16 stories (w/. Med Bonus)	175'-0" / 16 stories (w/. Med Bonus)
Proposed Uses:		
Residential	Unlimited	200 units (242 DU/Acre)
Commercial	10% max. of non-residential	10% Approx. 18,000 SF
Parking		
Total Parking w/. Live Local Act Reduction	300 x 15% reduction 255 spaces required	294 spaces provided
Open Space	3,600 sf (10%)	6,228 sf (17.3%)

8

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9

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10

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 08.29.25
2	BOARD OF ARCHITECTS CONCEPTUAL REVIEW: 04.16.26
3	BOARD OF ARCHITECTS PRELIMINARY APPROVAL & MEDITERRANEAN BONUS: 04.30.26
4	PLANNING & ZONING BOARD: NOT APPLICABLE
5	CITY COMMISSION: NOT APPLICABLE

11

11

“PONCE 8”



12

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13

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20