



*Ponce Park
Residences*

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

PLANNING & ZONING BOARD
JUNE 8, 2022



1

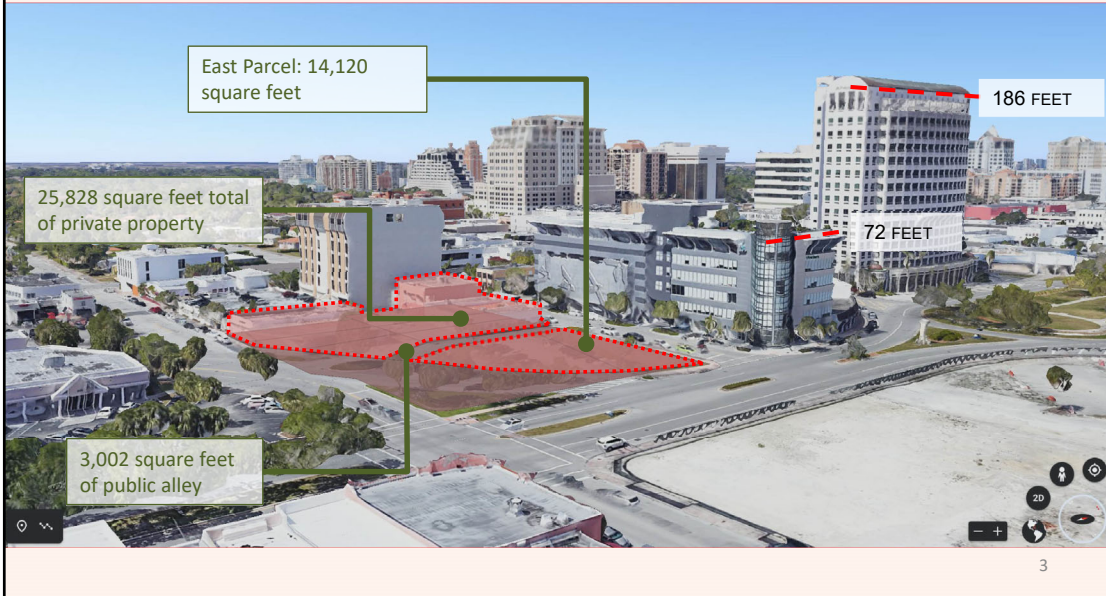
LOCATION



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2

EXISTING CONDITIONS



3

REQUEST #1:
VACATION OF ALLEY

REQUEST #2:
LAND USE CHANGE

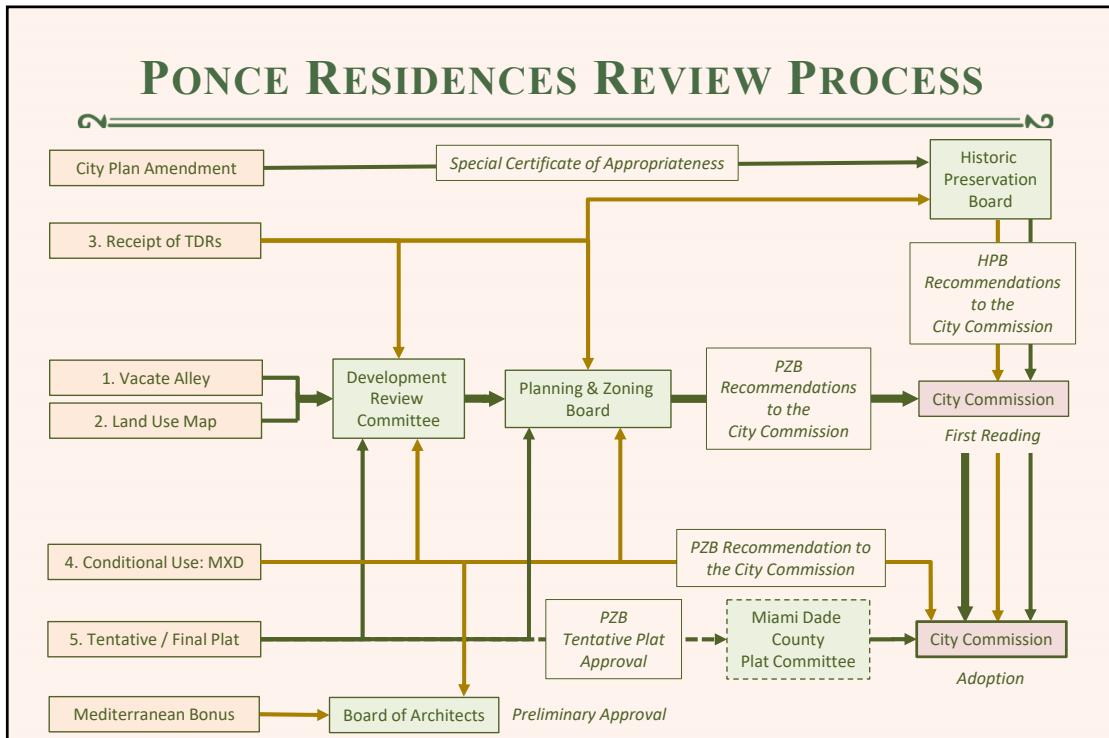
REQUEST #3:
RECEIPT OF TDRS

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

REQUEST #5:
TENTATIVE PLAN

4

4



5

REVIEW TIMELINE	
1	DEVELOPMENT REVIEW COMMITTEE: 07.31.20
2	BOARD OF ARCHITECTS: 11.19.20
3	NEIGHBORHOOD MEETING: 11.24.20
4	STAFF MEETING: 01.08.21
5	PLANNING AND ZONING BOARD: 02.10.21
6	PLANNING AND ZONING BOARD: 08.11.21
7	HISTORIC PRESERVATION BOARD: 10.20.22
8	PLANNING AND ZONING BOARD: 06.08.22

6

LETTERS TO PROPERTY OWNERS (1,500 FT)



7

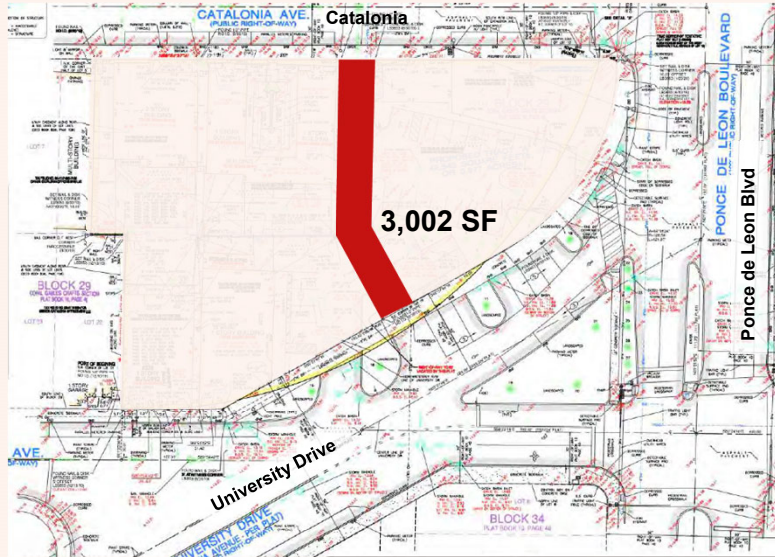
7

PUBLIC NOTIFICATION

5 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB
6 TIMES	PROPERTY POSTING DRC, BOA, FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB
5 TIMES	WEBSITE POSTING DRC, BOA, FEBRUARY PZB, AUGUST PZB, JUNE PZB
4 TIMES	NEWSPAPER ADVERTISEMENT FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB

8

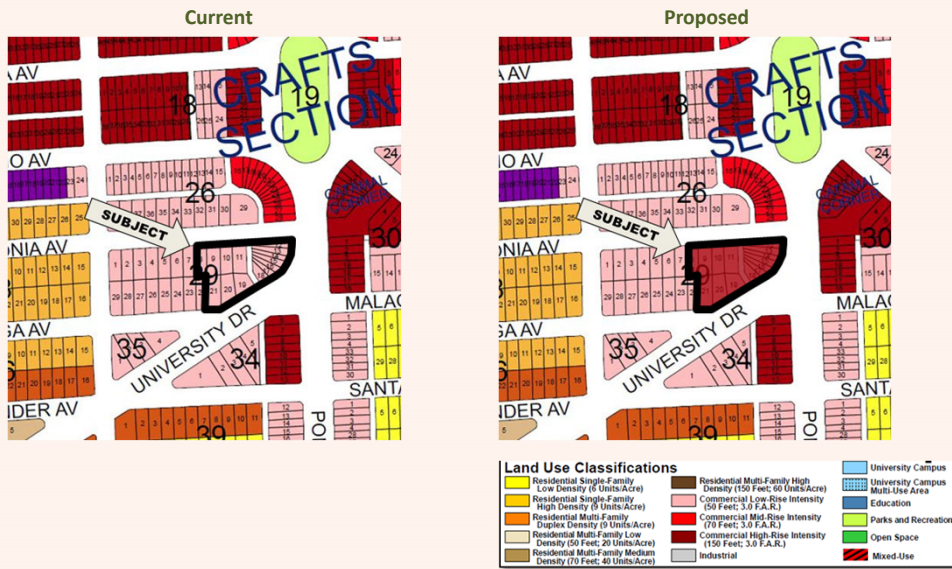
1. VACATION OF PUBLIC ALLEY



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2. CHANGE OF LAND USE TO HIGH RISE



10

3. RECEIPT OF TDRs

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

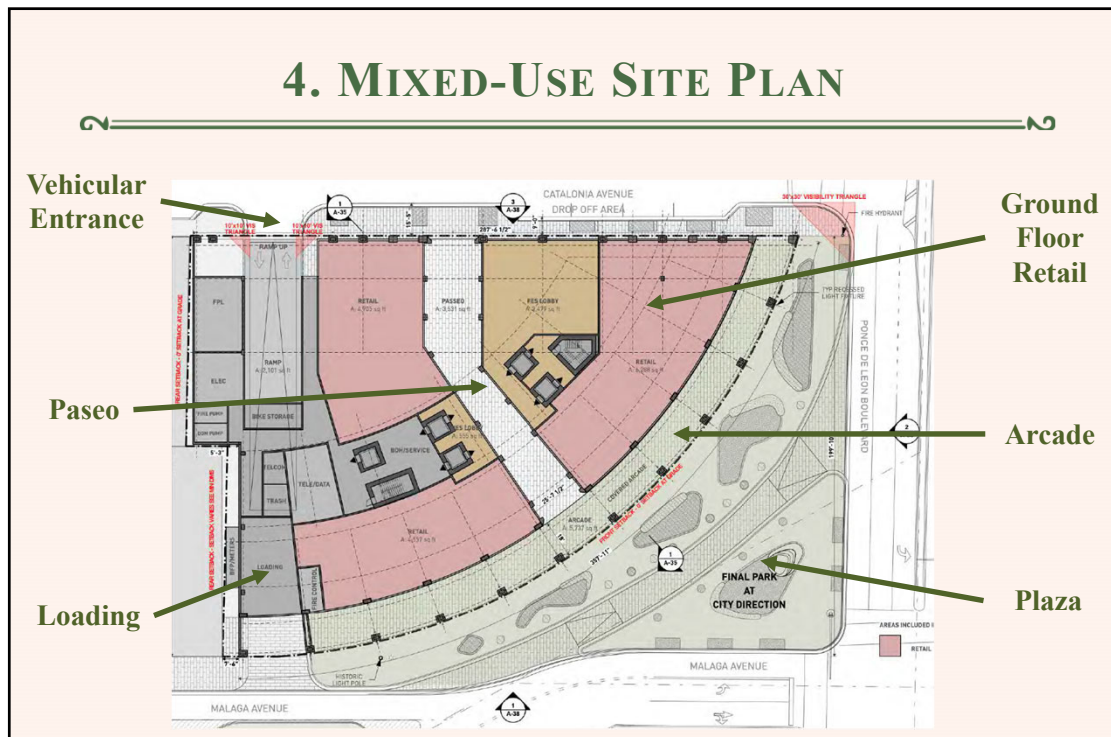
REQUEST: **37,581 SQUARE FEET** (PER DISPUTE RESOLUTION)

REVIEW PROCESS FOR APPROVAL

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

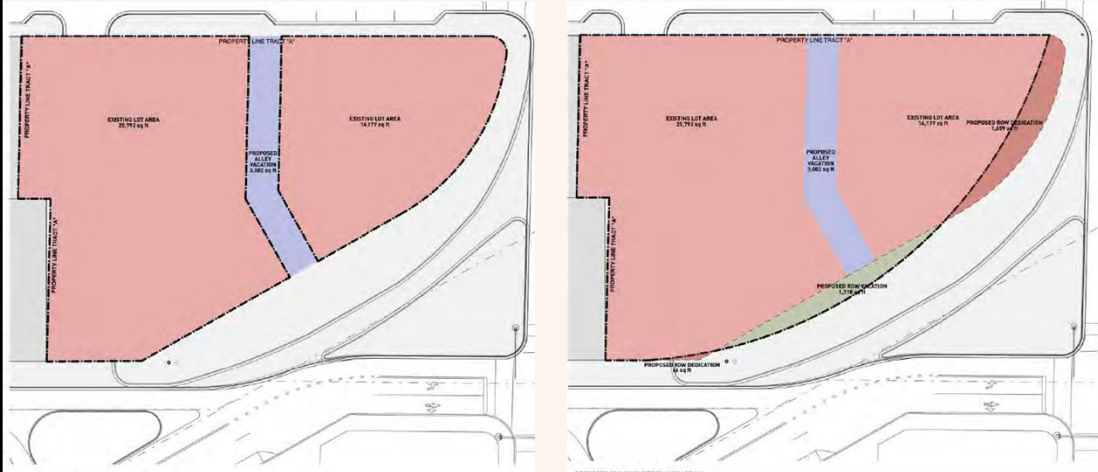
11

4. MIXED-USE SITE PLAN



12

5. TENTATIVE PLAT



Current

Proposed

13

13

COMPREHENSIVE PLAN CONSISTENCY

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

14

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.

15

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.
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.

16



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