



*1505 Ponce*

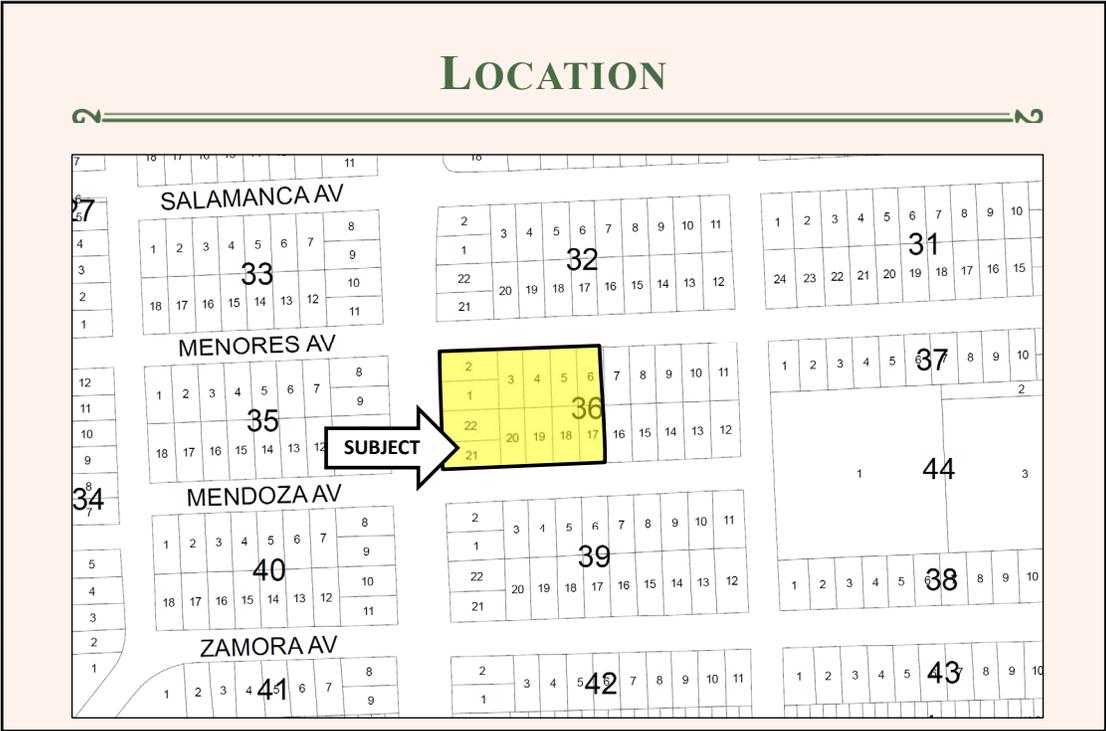
COMPREHENSIVE PLAN MAP AMENDMENTS;  
ZONING MAP AMENDMENTS;  
PLANNED AREA DEVELOPMENT (PAD);  
AND MIXED-USE SITE PLAN

CITY COMMISSION  
JUNE 28, 2022



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**LOCATION**



The map displays a grid of streets and lots. The streets shown are Salamanca Av, Menores Av, Mendoza Av, and Zamora Av. Lot numbers are indicated on each lot. Lot 36, located between Menores Av and Mendoza Av, is highlighted in yellow and has an arrow pointing to it from the word "SUBJECT". Other lot numbers visible include 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, and 44.

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## LOCATION



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## EXISTING CONDITIONS



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**REQUEST #1:**  
COMPREHENSIVE PLAN MAP AMENDMENTS

**REQUEST #2:**  
ZONING MAP AMENDMENTS

**REQUEST #3:**  
PLANNED AREA DEVELOPMENT (PAD) DESIGNATION

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

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## 1. COMPREHENSIVE PLAN MAP

**Current**

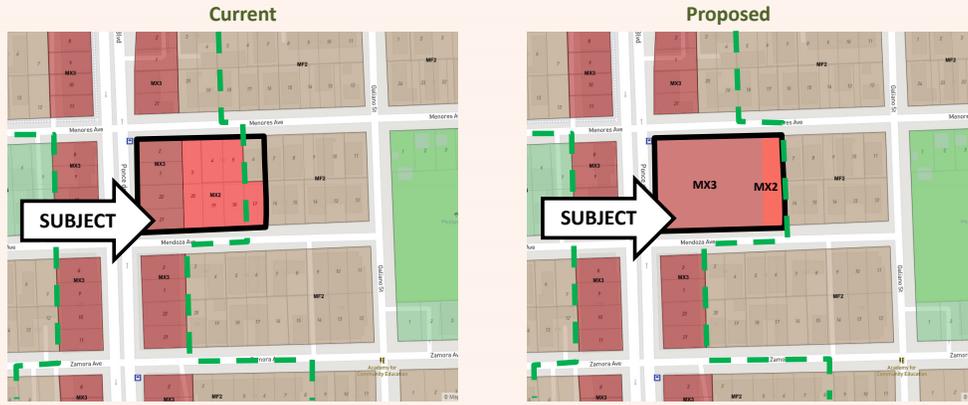
**Proposed**

- Change the land use to **Commercial High-Rise Intensity** for lots 3 through 5 and 18 through 20;
- Change the land use to **Commercial Mid-Rise Intensity** for Lot 6; and
- Extend the boundary of the “North Ponce Mixed-Use Overlay District” to include lots 6 and 17 (the remainder of the property)

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## 2. ZONING MAP



- Change the zoning to **Mixed Use 3 (MX3)** for Lots 2 - 5 and Lots 18 - 20;
- Change the zoning to **Mixed-Use 2 (MX2)** for Lot 6; and
- Extend the boundary of the “North Ponce Mixed-Use District Overlay” to include Lots 6 and 17 (the remainder of the property)

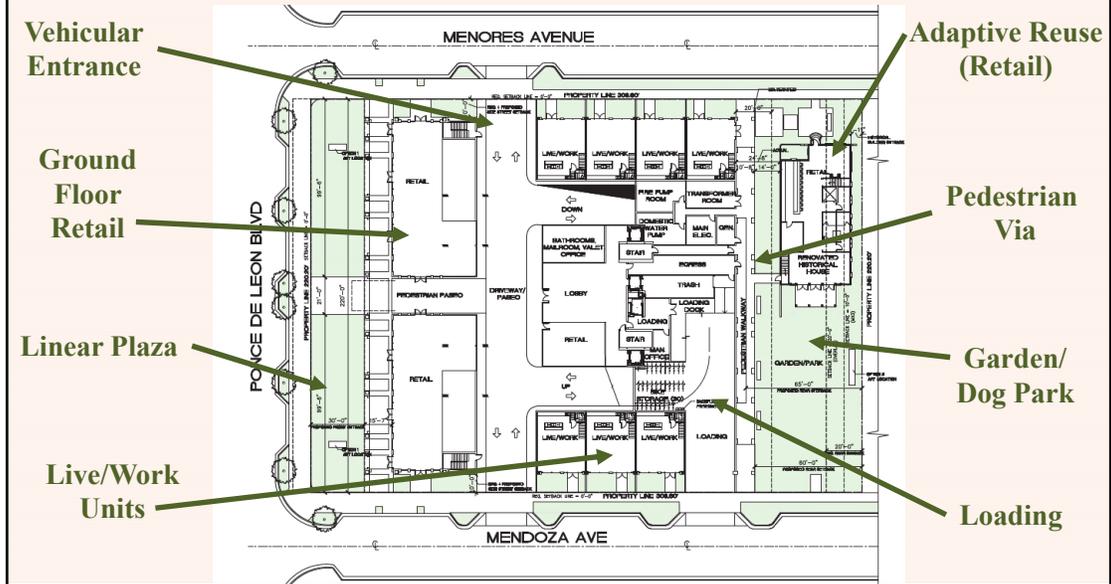
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## 3. PLANNED AREA DEVELOPMENT (PAD)



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## 4. MIXED-USE SITE PLAN



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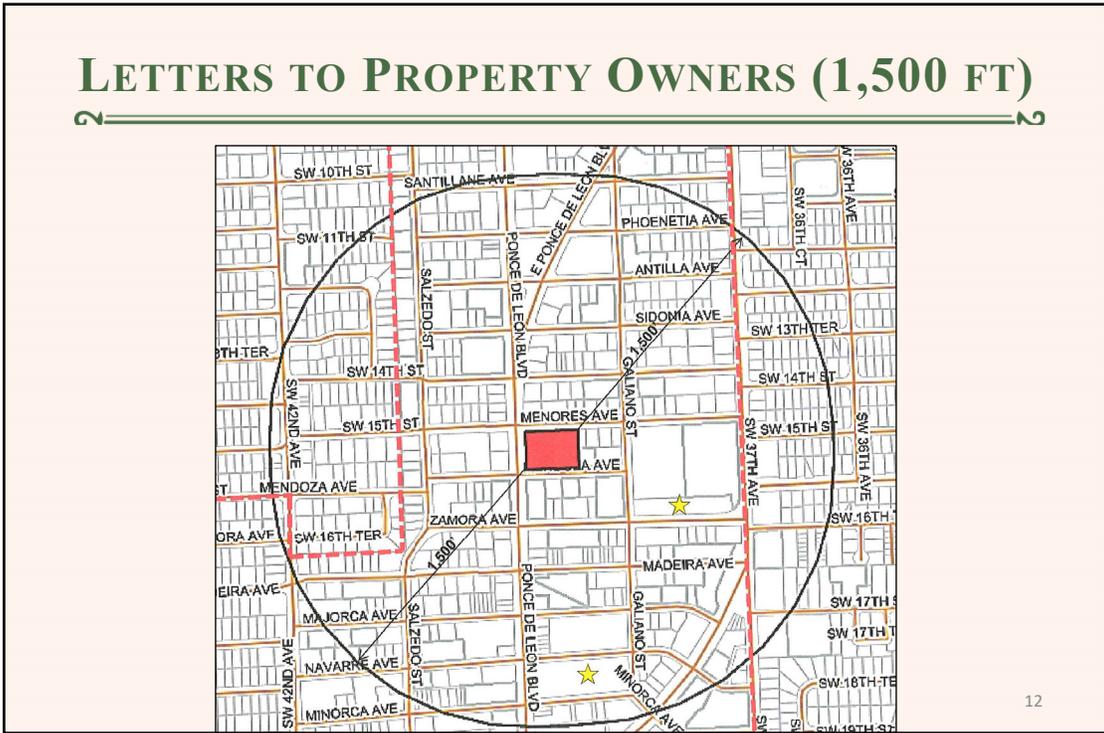
## “1505 PONCE”

	ALLOWED/REQUIRED	PROPOSED
LOT AREA	1 ACRE FOR PAD	1.558 ACRES
OPEN SPACE	20% (PAD)	20,144 SQFT (29.6%)
DENSITY	120 U/A OR 195 UNITS	51 U/A OR 80 UNITS, AND 7 LIVE/WORK UNITS
HEIGHT	190.5'	190' / 16 STORIES
FLOOR AREA RATIO (FAR)	3.5 FAR (237,622 SQ. FT.)	4.375 FAR (297,027 SQ. FT.) (INCL. 54,405SF OF TDRs)
FRONT SETBACK	0'	30'
FRONT UPPER FLOOR STEPBACK	10' ABOVE 45'	+/- 96'-6" ABOVE 45'
PARKING SPACES	269	318
BICYCLE PARKING	23	27

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<b>REVIEW TIMELINE</b>	
<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 03.25.22</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 04.07.22; 05.05.22</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 05.23.22</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 06.21.22</b>
<b>5</b>	<b>CITY COMMISSION (FIRST READING): 06.28.22</b>
<b>6</b>	<b>CITY COMMISSION (SECOND READING): TBD</b>
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<b>PUBLIC NOTIFICATION</b>	
<b>3 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB, CITY COMMISSION
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>4 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB, CITY COMMISSION
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

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**COMPREHENSIVE PLAN CONSISTENCY**

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

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## STAFF RECOMMENDATIONS

REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENTS:  
APPROVAL.

REQUEST #2: ZONING MAP AMENDMENTS:  
APPROVAL.

REQUEST #3: PLANNED AREA DEVELOPMENT:  
APPROVAL, WITH CONDITIONS.

REQUEST #4: MIXED-USE:  
APPROVAL, WITH CONDITIONS.

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## CONDITIONS OF APPROVAL

1. COMPLETE TDR PROCESS WITHIN 6 MONTHS OF MIXED-USE SITE PLAN APPROVAL.
2. TRAFFIC CALMING: PONCE DE LEON BOULEVARD CROSSWALK, RAISED CROSSWALK AT MENDOZA/GALIANO, AND SPEED CUSHIONS/TABLES ON THE 0 AND 200 BLOCKS OF MENORES.
3. SIDEWALK EXTENSIONS/CROSSWALK ON WEST SIDE OF THE GALIANO/SIDONIA INTERSECTION.
4. PROVIDE ON-SITE REMOTE RESIDENTIAL PARKING FOR NEIGHBORS AT A RATE OF 2X THE TOTAL NET LOSS OF ON-STREET PARKING.

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