


Ponce Park Residences

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

CITY COMMISSION
JULY 25, 202



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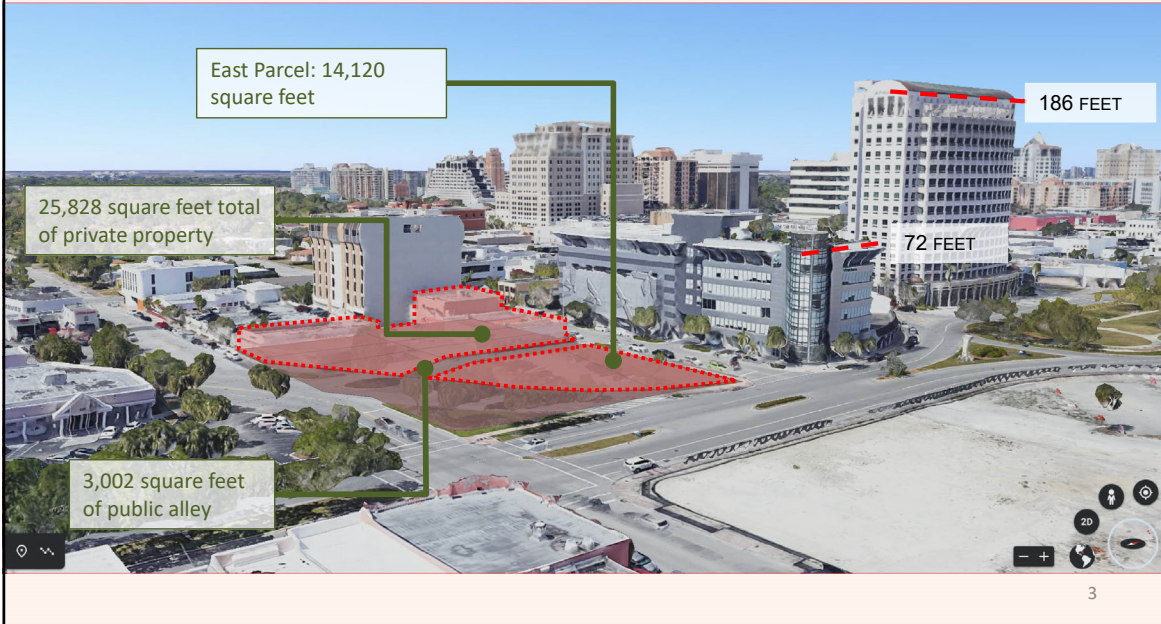
LOCATION



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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

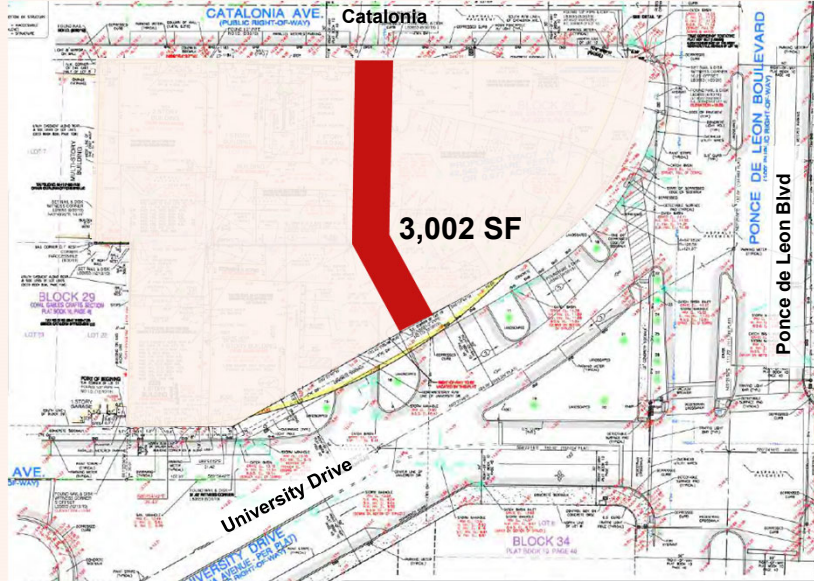
REQUEST #4:
MIXED-USE SITE PLAN (CONDITIONAL USE)

REQUEST #5:
TENTATIVE PLAN

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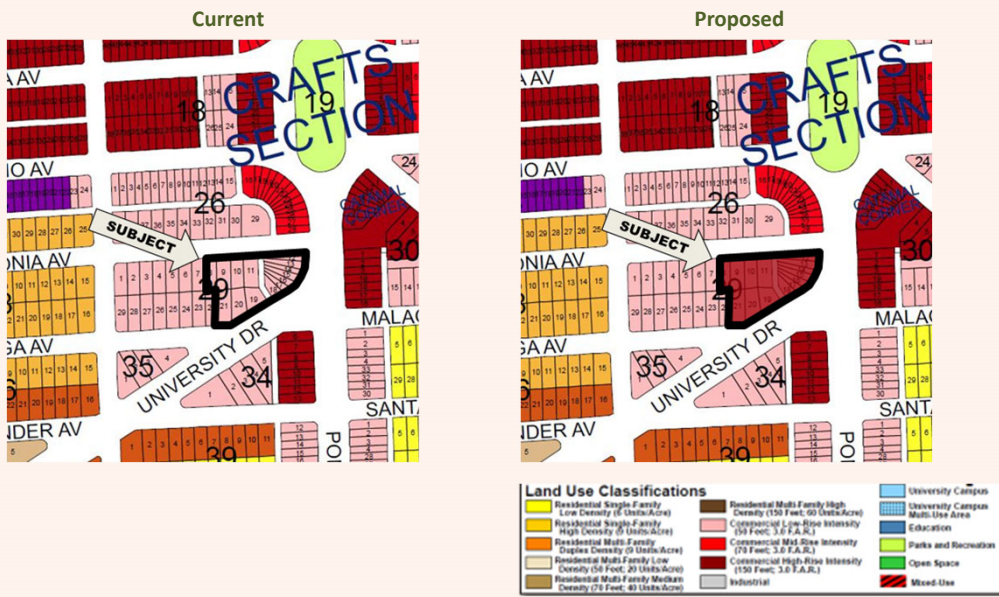
1. VACATION OF PUBLIC ALLEY



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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.

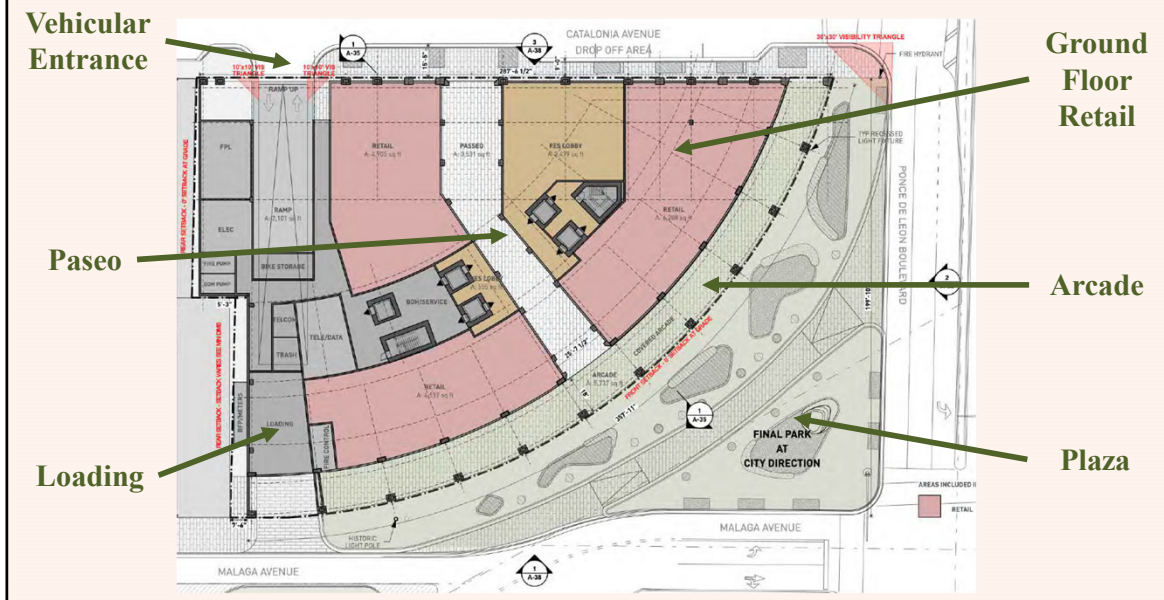
REQUEST: **37,581** SQUARE FEET (PER DISPUTE RESOLUTION)

REVIEW PROCESS FOR APPROVAL

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

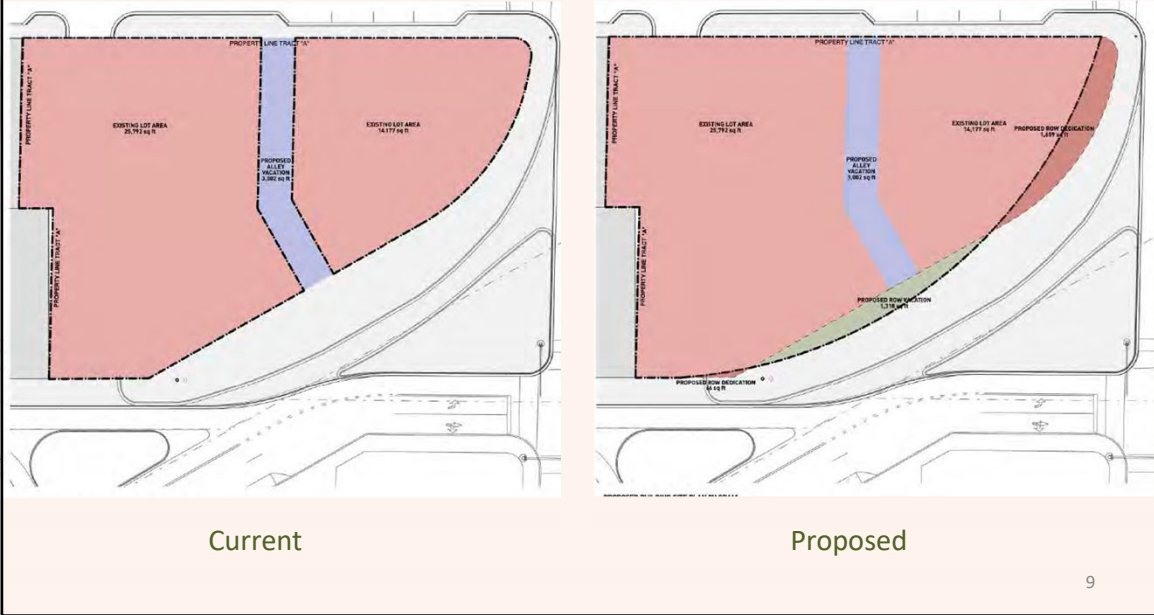
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4. MIXED-USE SITE PLAN



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5. TENTATIVE PLAT



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REVIEW TIMELINE

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: 10.20.21
8	PLANNING AND ZONING BOARD: 06.08.22
9	PLANNING AND ZONING BOARD: 07.13.22
10	CITY COMMISSION: 07.25.22

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LETTERS TO PROPERTY OWNERS (1,500 FT)



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PUBLIC NOTIFICATION

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