

# 4311 Ponce

MXD Site Plan Review

03.11.08 Commission meeting

# Request:

- Requesting site plan review of proposed mixed-use (MXD) project.
- Planning and Zoning Board provides recommendation on proposed MXD site plan to the City Commission.
- Proposed MXD site plans are adopted by Resolution, requiring one public hearing before the Commission.

# Background:

- Property is located in the North MXD Industrial District.
- First proposed MXD project submitted under recently adopted Zoning Code provisions (allows 10,000 – 20,000 sq. ft. MXD project sites within established MXD Districts).
- Property adjoins City of Miami, which allows for 10 story / 120' high commercial and industrial development.

# Proposed project:

- Seven story structure consisting primarily of commercial office use.
- Ground floor retail and four live/work residential units.
- 182 parking spaces (24 more than required by Code). 83 mechanical lift spaces.
- All vehicular access from rear alleyway.
- Public streetscape improvements provided along Ponce Blvd. and San Lorenzo Avenue.

# Findings of fact:

- Consistent with Comprehensive Plan's Goals, Objectives and Policies.
- Satisfies Zoning Code's MXD and site plan review provisions and requirements.
- Satisfies MXD objectives and promotes a "walkable" pedestrian environment.
- No variances are required.
- 24 additional parking spaces provided.
- Addressed all City Department comments.

# Recommendation:

- Planning and Zoning Board recommended approval of the proposed MXD project with the following conditions:
  1. 30 designated parking spaces provided for retail customers.
  2. No parking garage gates or similar devices to restrict on-site parking.
  3. The sale or leasing of parking spaces shall be prohibited.

# Conditions:

4. Provide signal timing analysis for pedestrian crosswalk at Ponce Blvd./Bird Road intersection.
5. Required min. 10% on-site landscaping shall be confirmed when Final Zoning Analysis is prepared.
6. Proposed gym facilities shall be for building tenants, residents and guests only.