



Ponce Park Residences

1. SMALL-SCALE COMPREHENSIVE PLAN
2. MAP AMENDMENT
3. ZONING CODE MAP AMENDMENT
4. ABANDONMENT AND VACATION
5. RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
6. MIXED-USE SITE PLAN AND ENCROACHMENT REVIEW
7. TENTATIVE PLAT

CITY COMMISSION
APRIL 16, 2024



1

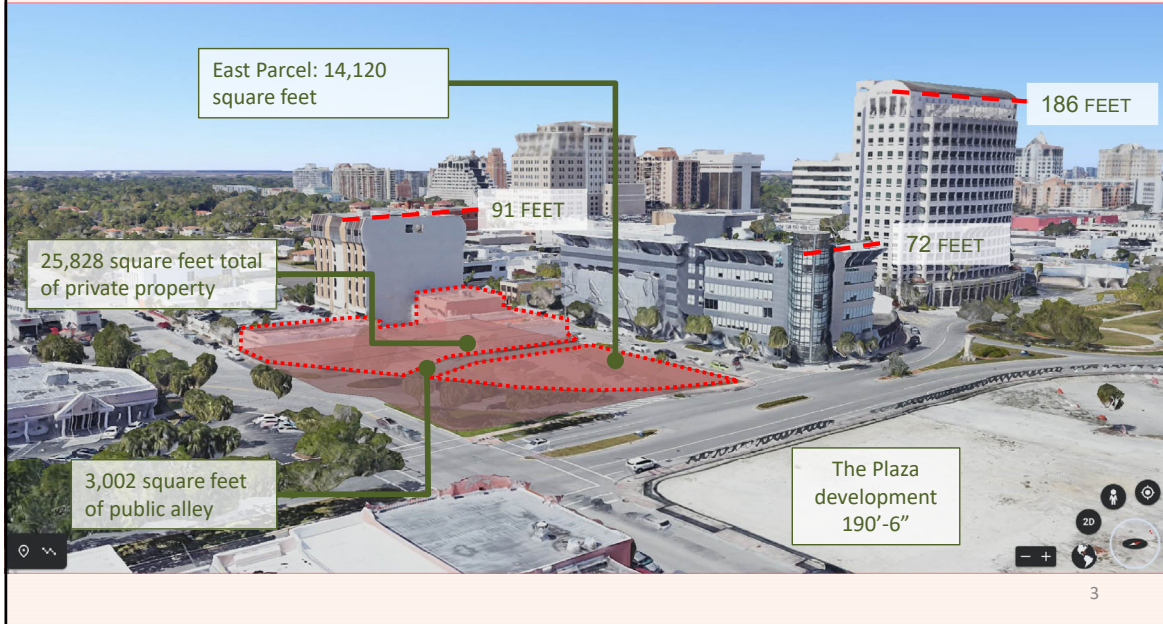
LOCATION



2

2

EXISTING CONDITIONS



3

REQUEST #1:
COMPREHENSIVE LAND USE MAP CHANGE

REQUEST #2:
ZONING CODE MAP CHANGE

REQUEST #3:
VACATION OF ALLEY

REQUEST #4:
RECEIPT OF TDRS

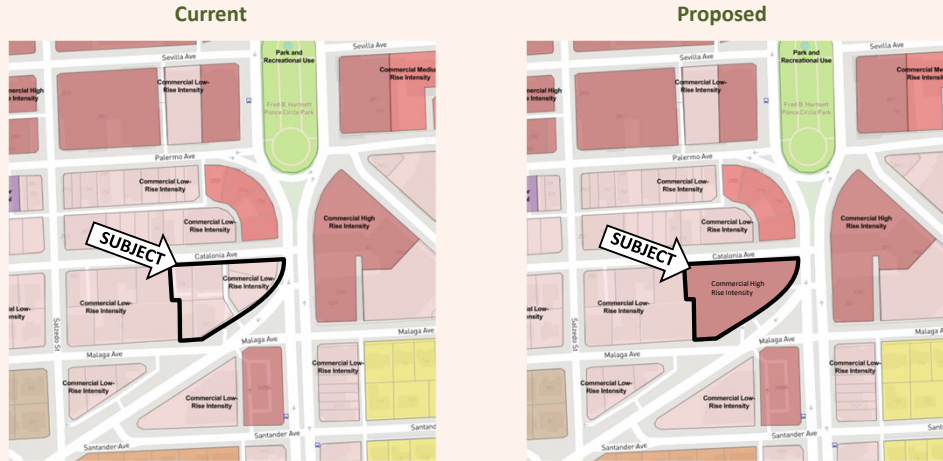
REQUEST #5:
MIXED-USE SITE PLAN AND ENCROACHMENT (CONDITIONAL USE)

REQUEST #6:
TENTATIVE PLAT

4

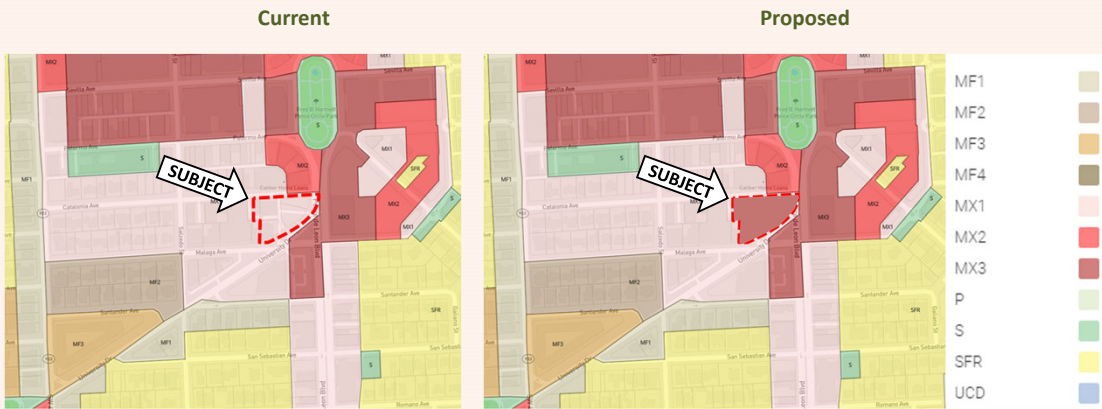
4

1. CHANGE OF LAND USE TO HIGH RISE



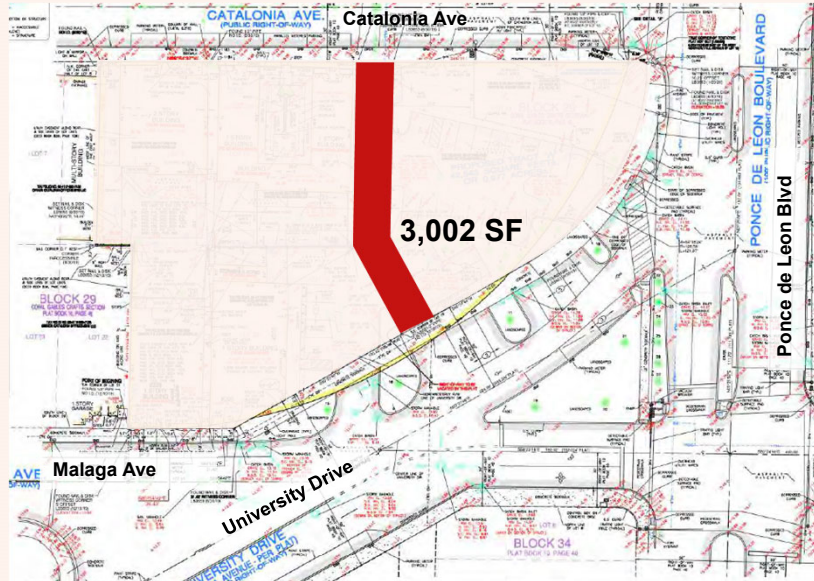
5

2. ZONING CODE MAP CHANGE TO MX3



6

3. VACATION OF PUBLIC 20 FT. ALLEY



7

4. RECEIPT OF TDRs

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

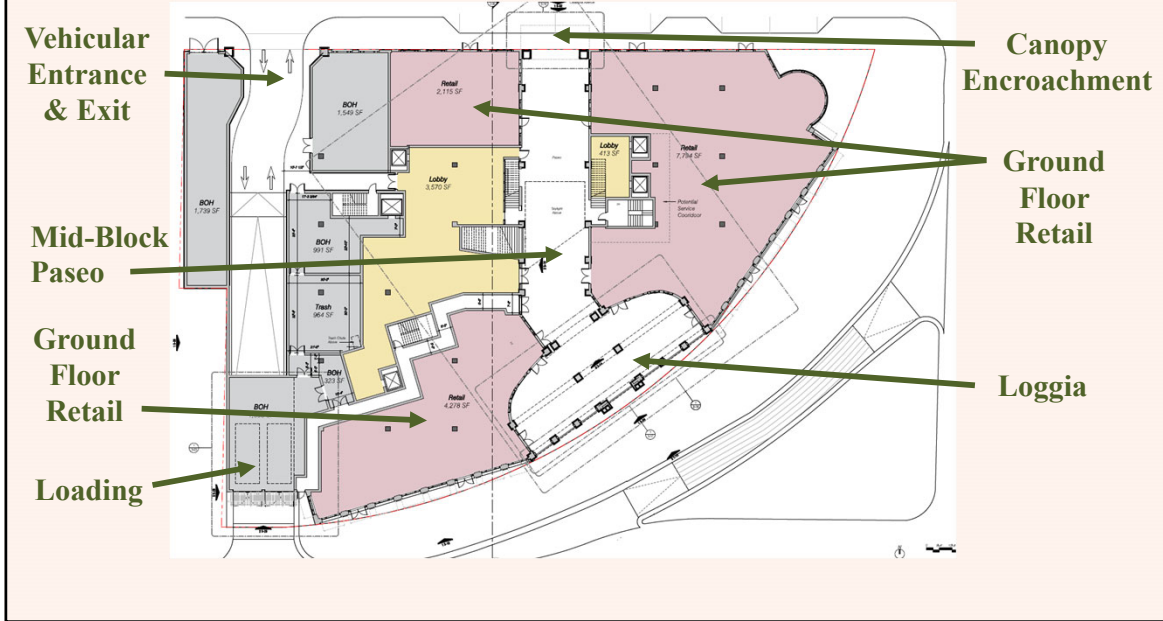
REQUEST: **23,455 SQUARE FEET (4.05 FAR OF 172,352SF)**

REVIEW PROCESS FOR APPROVAL

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

8

5. MIXED-USE SITE PLAN



10

5. MIXED-USE SITE PLAN

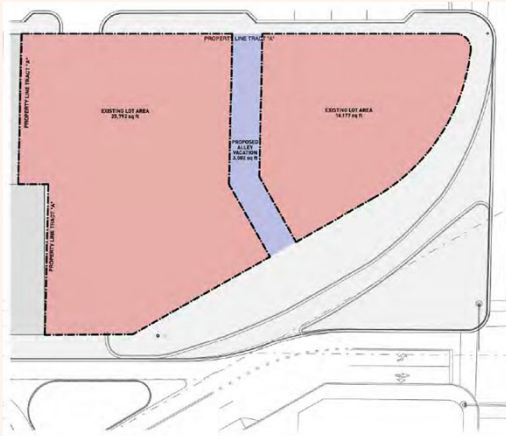
	Current/Allowed/Required	Proposed
Existing Lot Area	39,948 sf	
Alley Vacation		3,002 sf
ROW Vacation		1,318 sf
ROW Dedication		1,725 sf
Building Site Area	20,000 sf	42,542 sf (east & west parcels and alley)
TDRs	25% maximum increase	23,455 sf of TDRs
Total FAR	4.375 (3.5 + TDRs)	4.05 FAR (172,352 sq. ft.)
Building height	After change of Land Use to Commercial High-Rise Intensity: 16 floors/190.5 feet	Proposed height: 115'-8" to roof deck with 20' high pool cabana
Proposed Uses:		
Residential	Density: 125 units/acre 126 units (incl. alley vacation)	57 residential units
Ground and Mezzanine Floor Commercial	8%	20,142 sf
Total Parking	178.5	204
Open Space at ground level	4,254 sf (10%) (including alley vacation)	On-site: 5,510 sf (14%) Park and right-of-way improvements: 7,644 sf

11

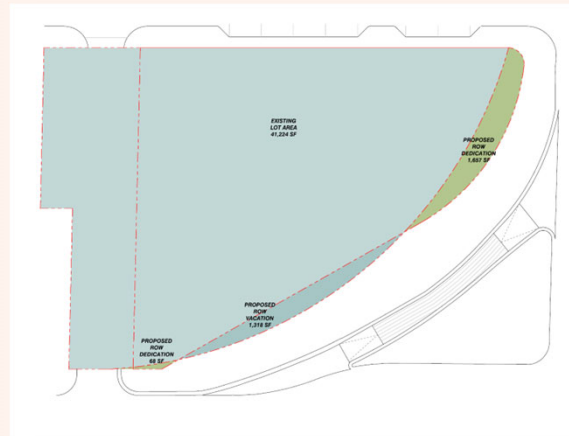
6. TENTATIVE PLAT



Current



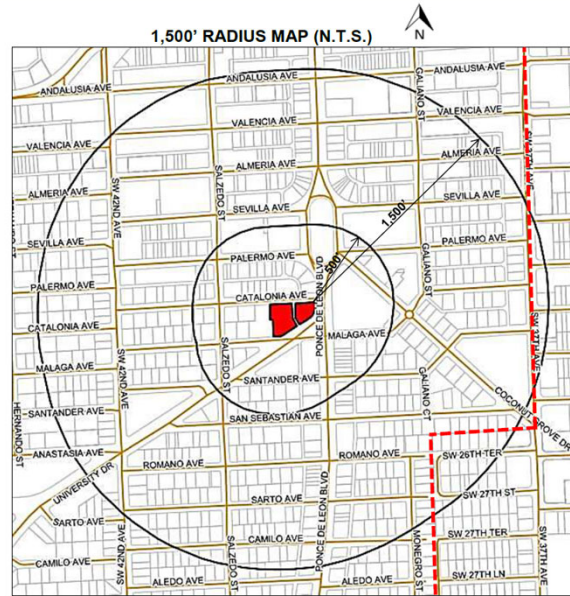
Proposed



REVIEW TIMELINE – PROPOSED PROJECT

1	VARIOUS MEETINGS WITH COMMUNITY: FALL '22/SPRING '23
2	DEVELOPMENT REVIEW COMMITTEE: 06.30.23
3	BOARD OF ARCHITECTS: 08.17.23; 09.28.23
4	NEIGHBORHOOD MEETING: 10.23.23
5	PLANNING AND ZONING BOARD: 12.13.23
6	HISTORIC PRESERVATION BOARD: 01.24.24; 02.21.24
7	CITY COMMISSION: 04.16.24
8	CITY COMMISSION: TBD

LETTERS TO PROPERTY OWNERS (1,500 FT)



14

14

PUBLIC NOTIFICATION

4 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, MARCH CC, APRIL CC
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
5 TIMES	WEBSITE POSTING DRC, BOA, PZB, MARCH CC, APRIL CC
1 TIME	NEWSPAPER ADVERTISEMENT PZB

15

15

COMPREHENSIVE PLAN CONSISTENCY



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

16

STAFF RECOMMENDATIONS



STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL, WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

17

CONDITIONS OF APPROVAL



1. REVISE SLIP LANE AREA TO PRIORITIZE PEDESTRIAN CIRCULATION AND SAFETY, TO BE APPROVED BY STAFF AND MIAMI-DADE COUNTY PRIOR TO FIRST BUILDING PERMIT
2. REVISE PUBLIC PLAZA DESIGN TO PRIORITIZE PEDESTRIAN MOVEMENT AND LANDSCAPING
3. MAINTAIN THE PUBLIC PLAZA AND ANY IMPROVEMENTS
4. CONTRIBUTE **\$1,000,000 MONETARY CONTRIBUTION** TO PUBLIC REALM IMPROVEMENTS
5. MAINTAIN PEDESTRIAN ACCESS AND VEHICULAR CIRCULATION ON PONCE DE LEON DURING CONSTRUCTION

18



Ponce Park Residences



1. SMALL-SCALE COMPREHENSIVE PLAN
2. MAP AMENDMENT
3. ZONING CODE MAP AMENDMENT
4. ABANDONMENT AND VACATION
5. RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS (TDRs)
6. MIXED-USE SITE PLAN AND ENCROACHMENT REVIEW
7. TENTATIVE PLAT

CITY COMMISSION
APRIL 16, 2024



19