



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

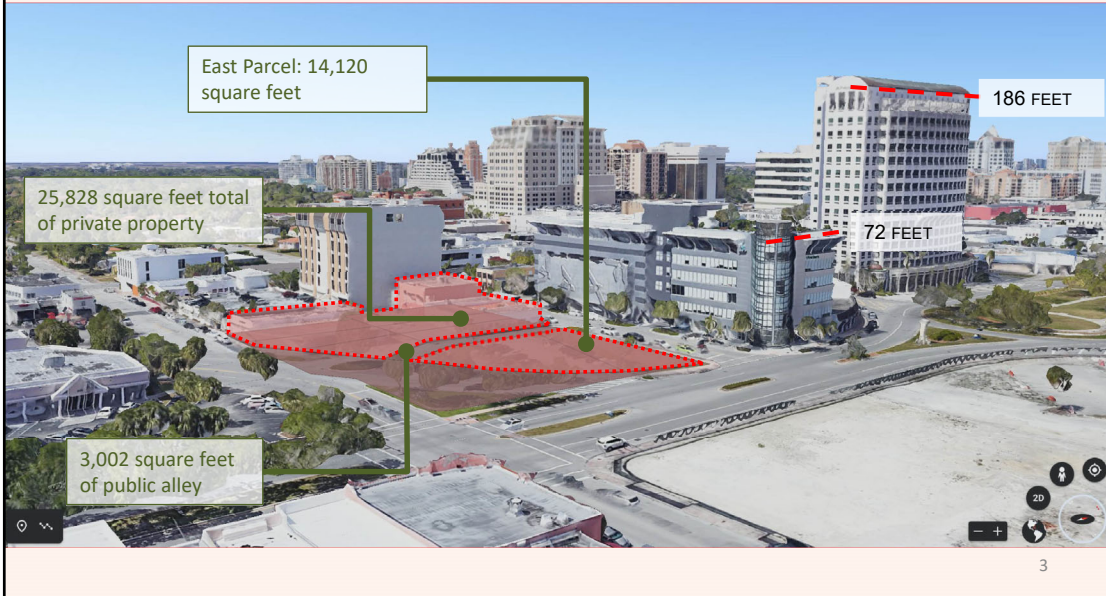
LOCATION



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EXISTING CONDITIONS



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REQUEST #1:
VACATION OF ALLEY

REQUEST #2:
LAND USE CHANGE

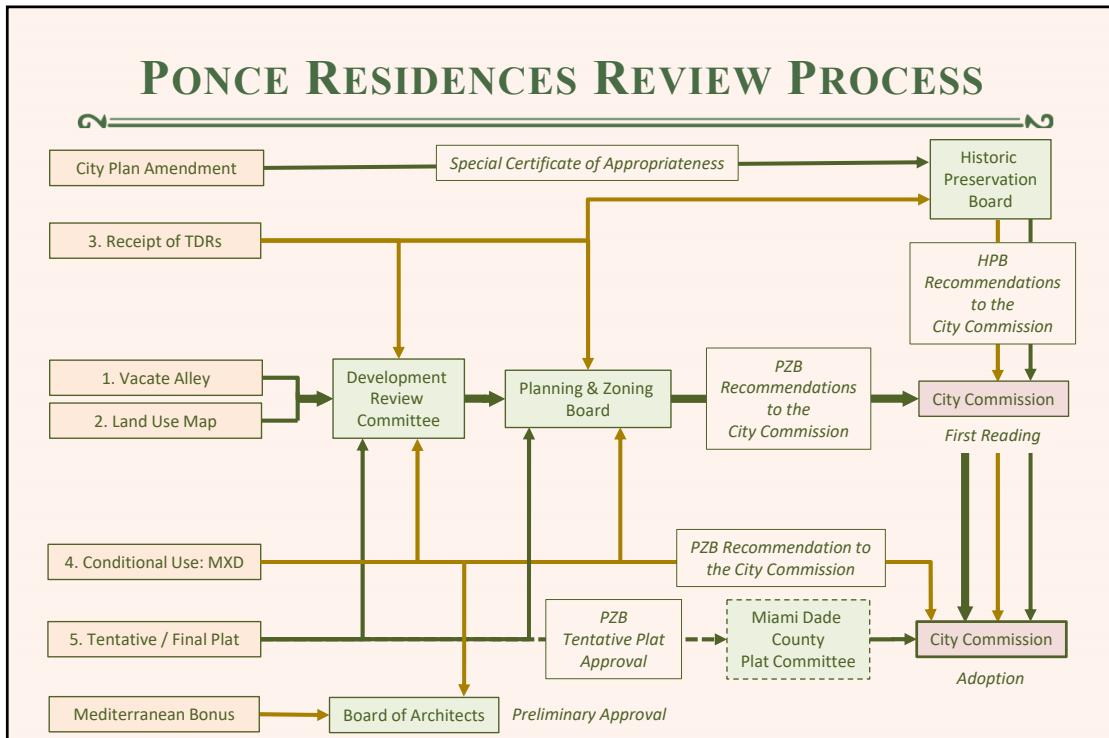
REQUEST #3:
RECEIPT OF TDRS

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

REQUEST #5:
TENTATIVE PLAN

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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

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LETTERS TO PROPERTY OWNERS (1,500 FT)



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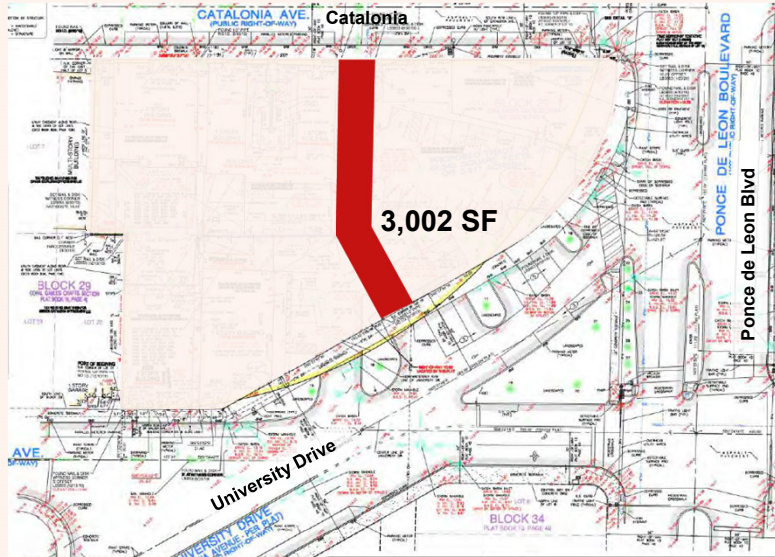
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PUBLIC NOTIFICATION

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

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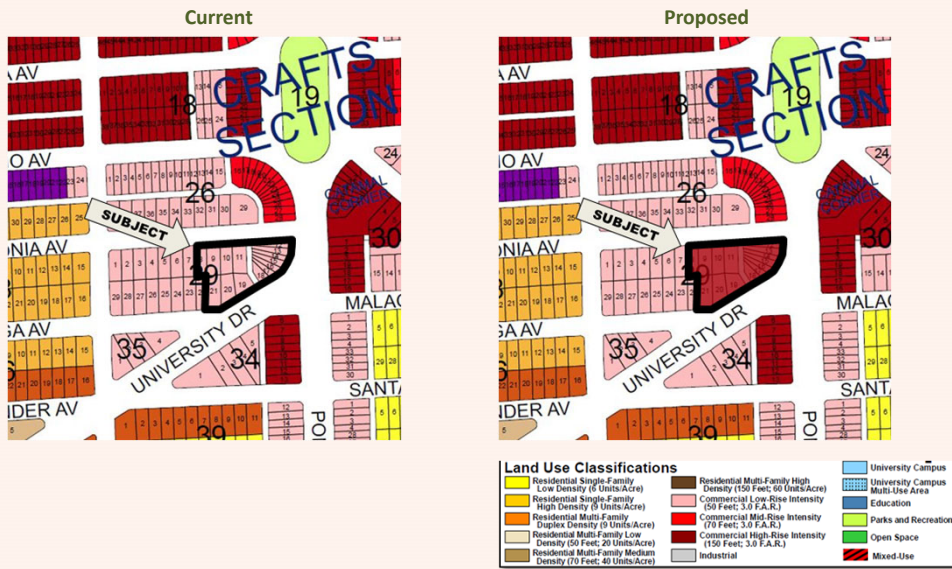
1. VACATION OF PUBLIC ALLEY



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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.

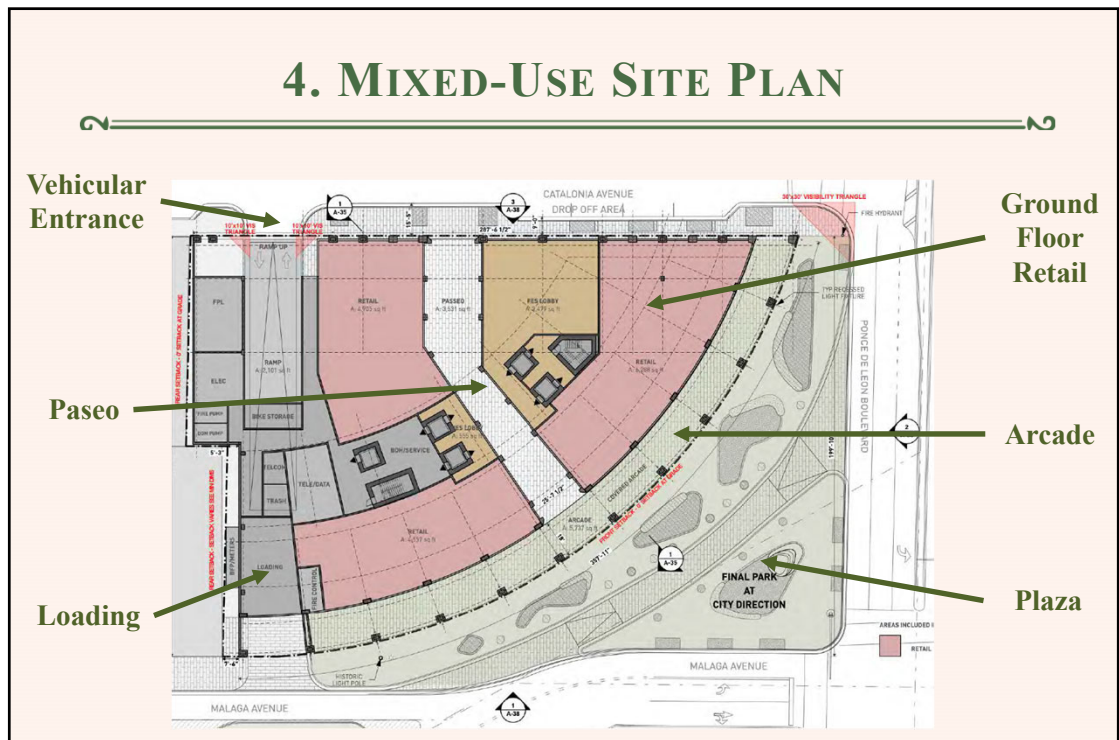
REQUEST: **37,581 SQUARE FEET** (PER DISPUTE RESOLUTION)

REVIEW PROCESS FOR APPROVAL

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

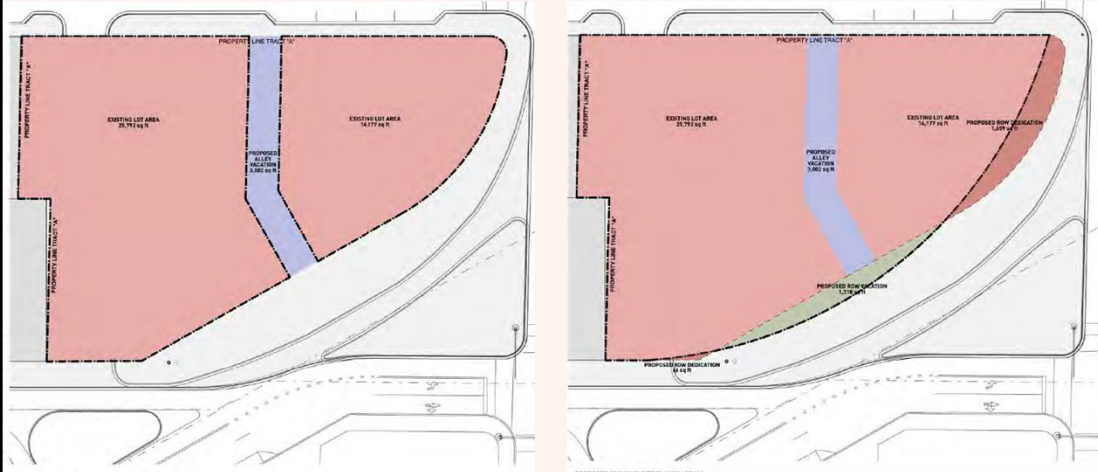
11

4. MIXED-USE SITE PLAN



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5. TENTATIVE PLAT



Current

Proposed

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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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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.

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