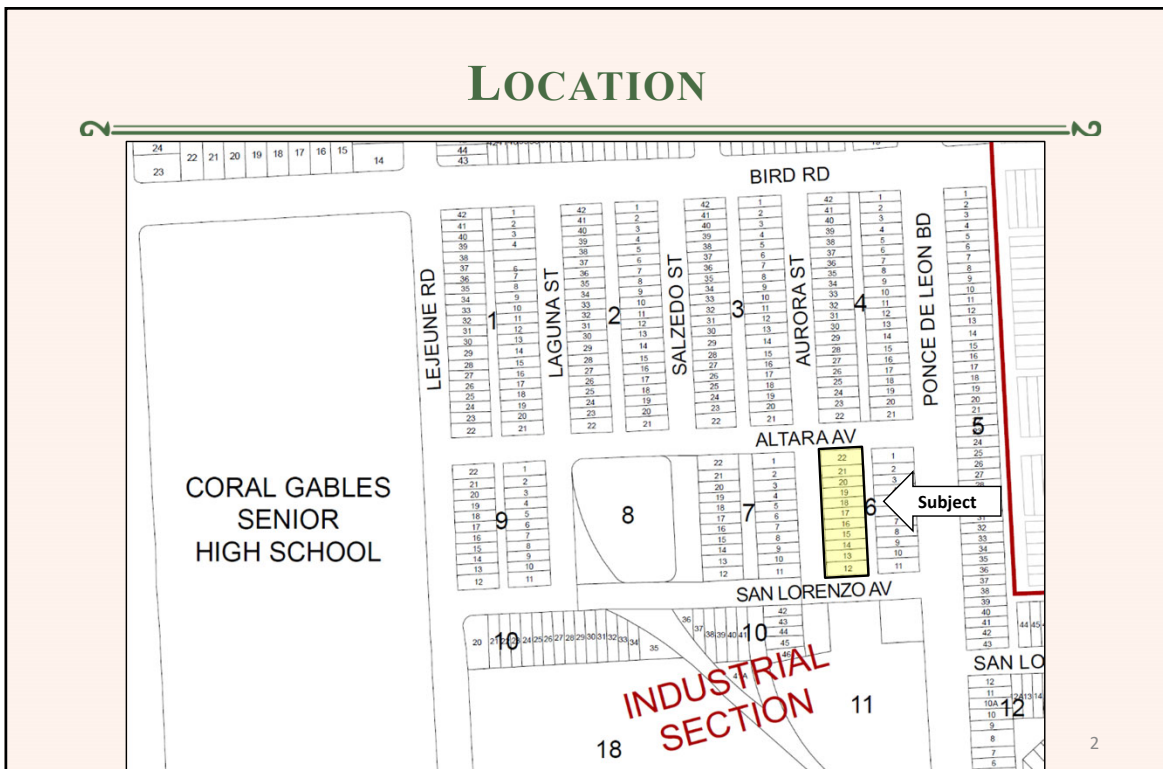




1



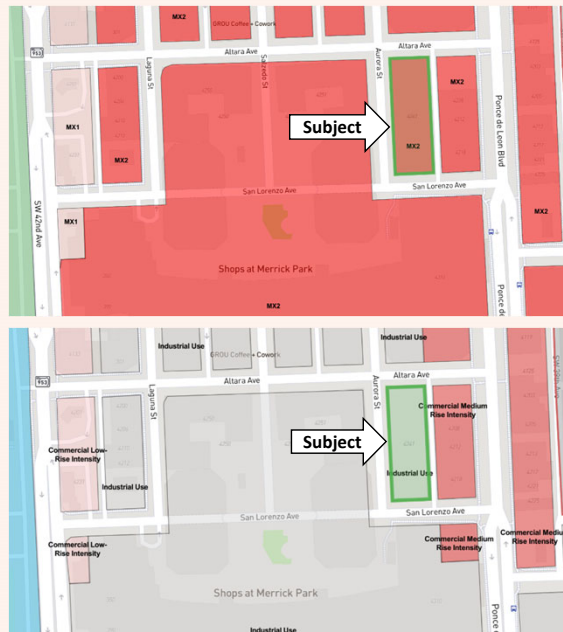
2

# LOCATION



3

# FUTURE LAND USE AND ZONING MAPS



4

## EXISTING CONDITIONS

2

2



Subject



Subject

Shops of Merrick Park

5

5

### REQUEST #1:

TRANSFER OF DEVELOPMENT RIGHTS RECEIVING SITE

### REQUEST #2:

CONDITIONAL USE – MIXED USE SITE PLAN

6

6



# TRANSFER OF DEVELOPMENT RIGHTS

Receiving Site – 4241 Aurora St

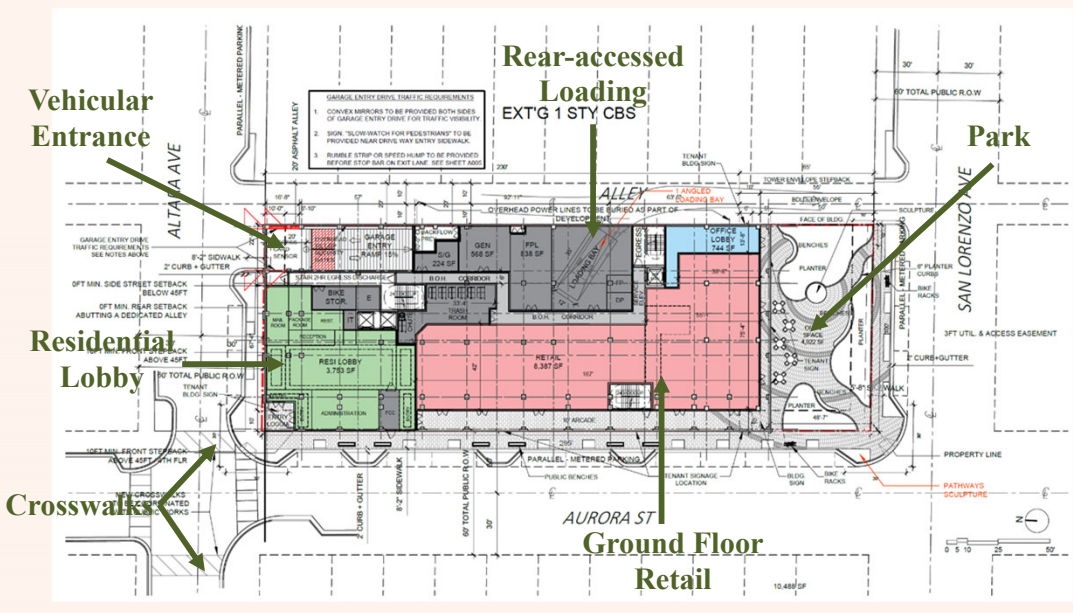


25,812 square feet of TDRs

7

7

# “4241 AURORA” MIXED-USE SITE PLAN



8

## “4241 AURORA”

Standard	Required/Permitted	Proposed
<b>Building Site</b>	10,000 sq. ft.	29,500 sq. ft. (0.68 acres)
<b>Landscaped Open Space (ground-level outdoor area, open to the sky)</b>	2,950 sq. ft. (10% of building site)	7,681 sq. ft. (26%) (uncovered and covered)
<b>Density</b>	Unlimited within the Design & Innovation	80 units total
<b>FAR (site area x 3.5) Mediterranean Design Mandatory and TDRs</b>	29,500 sq. ft. x 3.5 = 103,250 sq. ft. + 25,812 sq. ft (25%) of TDRs	129,062 sq. ft. total
<b>Building Height</b>	120 ft. (10 stories) – Design and Innovation District Overlay with Commission Approval  137.5 ft. with Text Amendment	137.5' with proposed Text Amendment
<b>Parking</b>	Total required spaces: 126	Onsite: 136 spaces
<b>Uses</b>		
	<i>Office</i>	9,095 sq. ft.
	<i>Commercial</i>	8,387 sq. ft.
	<i>Residential</i>	80 units

9

9

## REVIEW TIMELINE

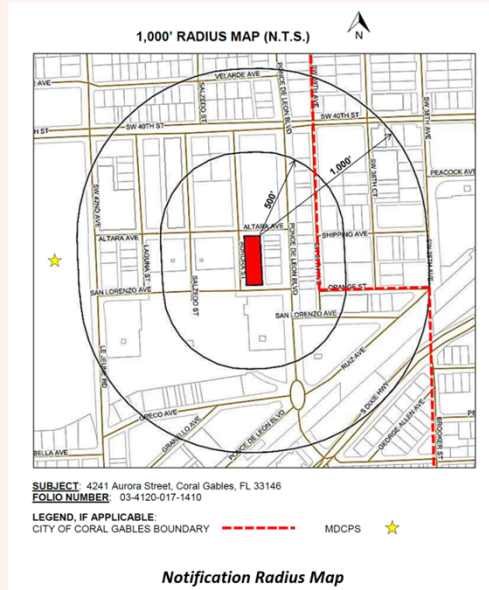
<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 09.30.22</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 12.01.22; 01.26.23; 02.09.23; 05.31.23; 08.03.23</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 6.27.23</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 09.21.23</b>
<b>5</b>	<b>CITY COMMISSION: 10.16.23</b>

10

10

## LETTERS TO PROPERTIES (1,000 FT)

2



11

11

## PUBLIC NOTIFICATION

<b>3 TIMES</b>	<b>LETTERS TO PROPERTIES</b> NEIGHBORHOOD MEETING, PZB, CC
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>4 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB, CC
<b>2 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB, CC

12

12

## COMPREHENSIVE PLAN CONSISTENCY

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

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

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

13

## CONDITIONS OF APPROVAL

1. **PARK** OPEN TO PUBLIC FROM DAWN TO DUSK
2. **CONSTRUCTION STAGING** MUST KEEP **SAN LORENZO AVE AND ALTARA AVE SIDEWALKS OPEN** THROUGHOUT CONSTRUCTION
3. **UNDERGROUND OVERHEAD UTILITIES** ALONG ENTIRE ALLEYWAY.
4. **LANDSCAPE REQUIREMENTS** SHALL EXCEED REQUIREMENTS PROVIDED IN ARTICLE 6 OF THE ZONING CODE
5. **STREETSCAPE IMPROVEMENTS** ON SAN LORENZO, AURORA, AND ALTARA, AND **PEDESTRIAN CROSSWALK** AT PONCE AND ALTARA
6. COORDINATE WITH STAFF ON THE FINAL DESIGN OF THE **PARK** AND **BUILDING ILLUMINATION**
7. MODIFY EXISTING **ALLEY** TO OPERATE AS ONE-WAY SOUTHBOUND PRIOR TO TCO

14



# *4241 Aurora*

TRANSFER OF DEVELOPMENT RIGHTS  
RECEIVING SITE AND  
CONDITIONAL USE – MIXED-USE SITE PLAN

CITY COMMISSION  
OCTOBER 24, 2023

