



130 Almeria

1. SMALL-SCALE COMPREHENSIVE PLAN
2. ZONING CODE MAP AMENDMENT
3. MIXED-USE SITE PLAN AND ENCROACHMENTS

CITY COMMISSION
AUGUST 27, 2024



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LOCATION

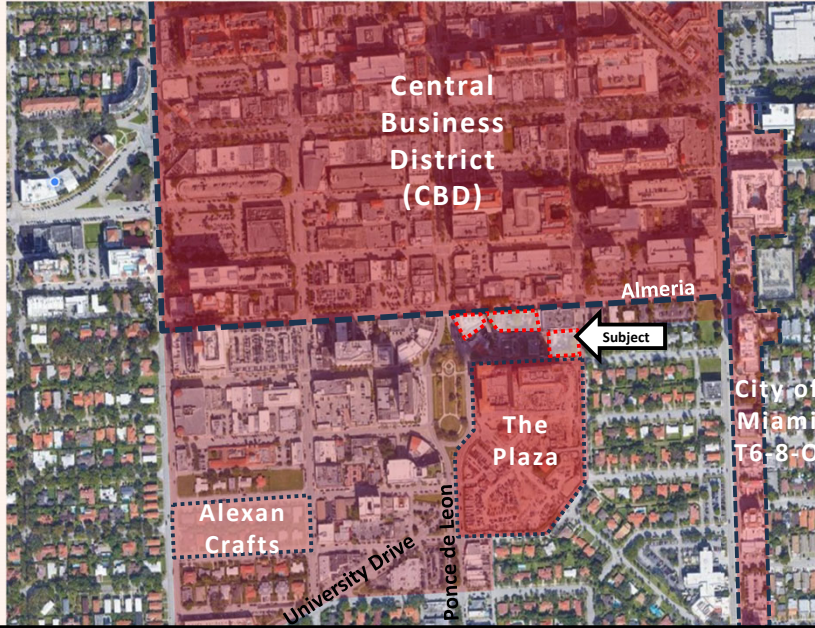


Almeria
Subject
Sevilla
Galiano
Ponce de Leon
University Drive

2

2

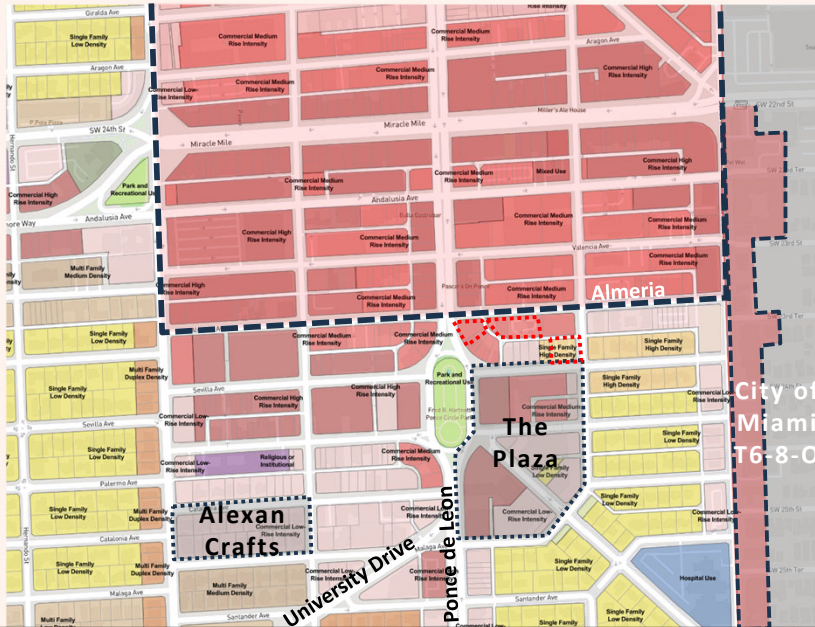
LOCATION



3

3

LOCATION



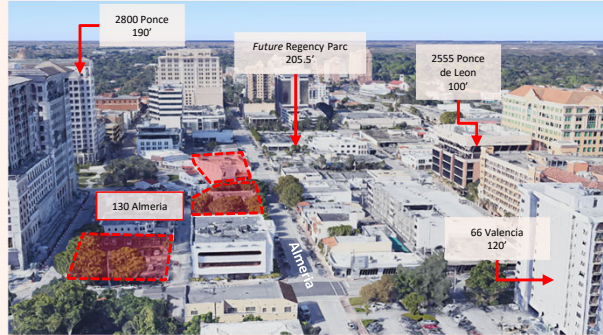
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EXISTING CONDITIONS

2

2



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REQUEST #1:
COMPREHENSIVE LAND USE MAP CHANGE

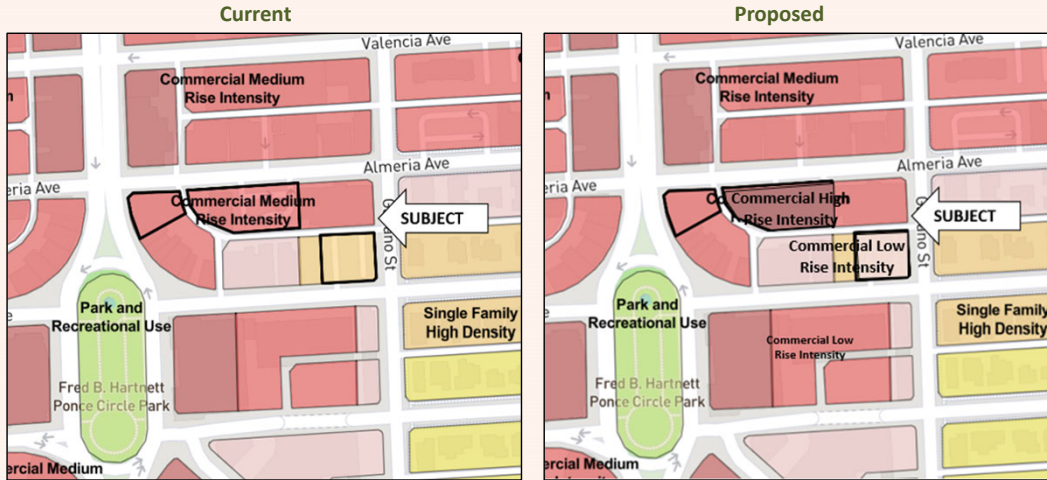
REQUEST #2:
ZONING CODE MAP CHANGE

REQUEST #3:
MIXED-USE SITE PLAN AND ENCROACHMENT (CONDITIONAL USE)

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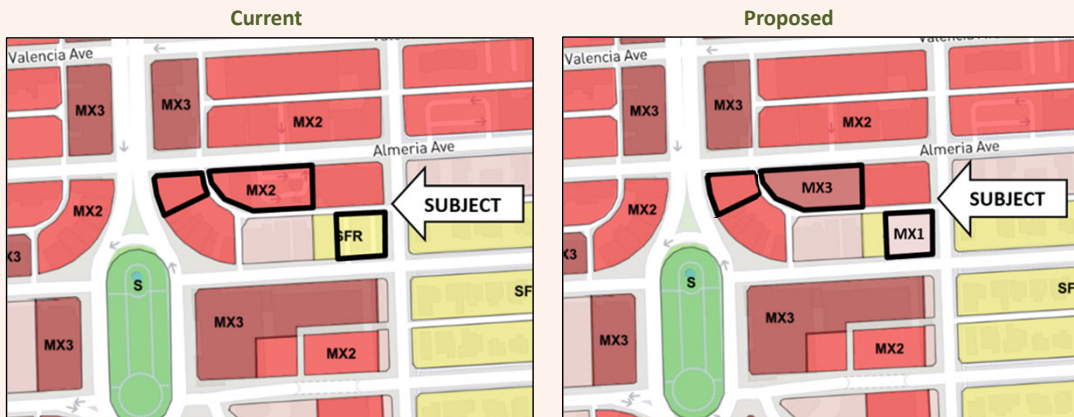
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1. CHANGE OF LAND USE



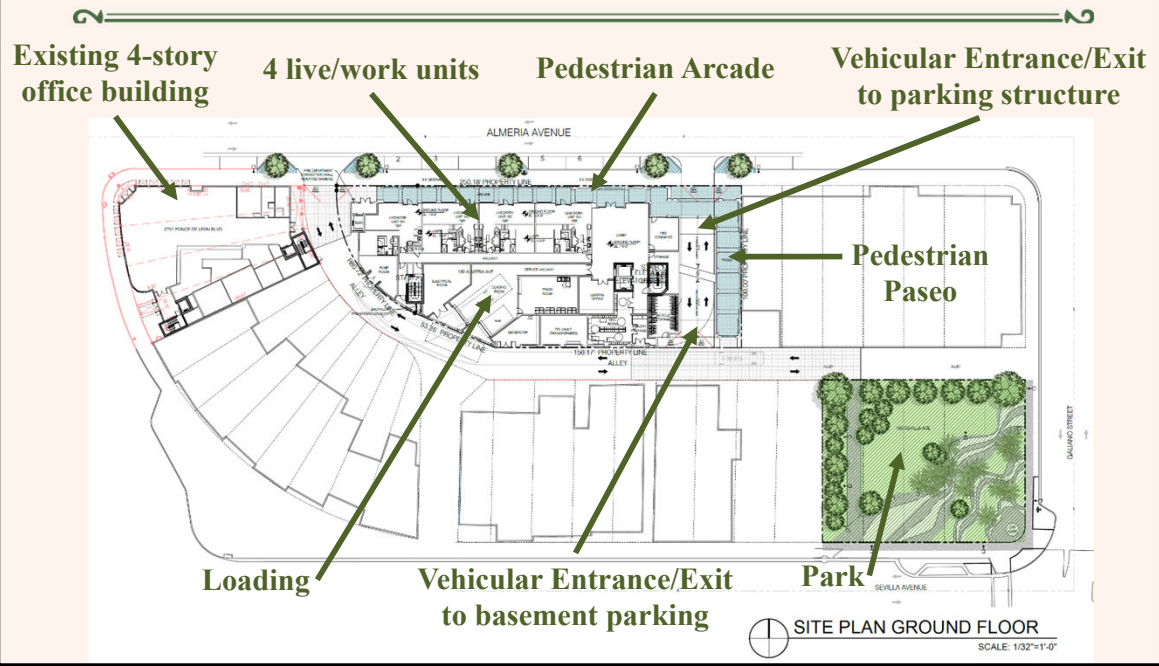
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2. ZONING CODE MAP CHANGE



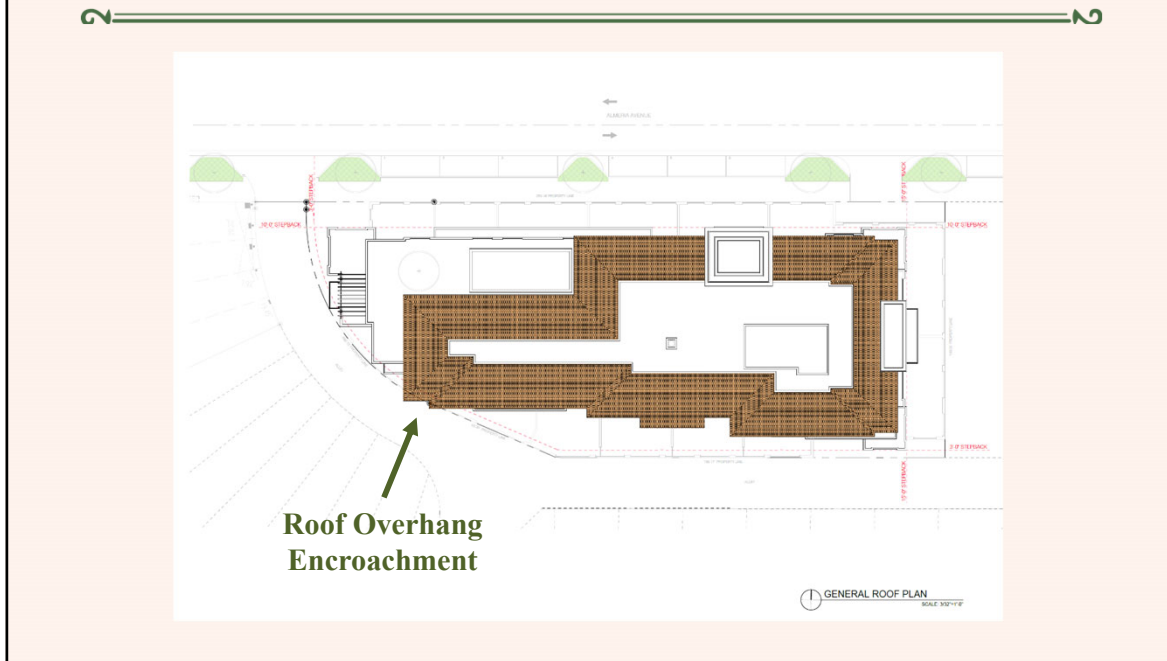
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3. MIXED-USE SITE PLAN



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3. MIXED-USE SITE PLAN



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3. MIXED-USE SITE PLAN



Standard	Project Data	
Lot Area	2701 Ponce de Leon Blvd: 8,368 sq. ft.; 160 Almeria Ave: 2,933 sq. ft.; 152 Almeria Ave: 4,466 sq. ft.; 130 Almeria Ave: 15,000 sq. ft. 103 Sevilla Ave: 12,500 sq. ft. Total: 43,267 square feet (0.99 acres)	
	Current / Required	Proposed
Open Space	4,326.7 sq. ft. (10%)	12,500 sq. ft. (uncovered) 2,516 sq. ft. (arcade/covered paseo) 15,016 sq. ft. (34.7%) total
Density	125 du/ac	122 residential units
FAR	3.5 FAR, or 151,434.5 sq. ft. (w/ Med. Bonus II)	3.46 FAR, or 149,561 sq. ft.
Building Height	70', 97' w/ Med Bonus (current MX2) 150', 190.5' w/ Med Bonus (proposed MX3)	141 ft.
Parking		
Residential 55 1-bedroom units 58 2-bedroom units 9 3-bedroom units	(1 space/1 BR) + (1.75/2 BR) + (2.25/3 BR) = 124 spaces	185 spaces
Commercial (Retail/Office/Sales)	22,155 sq. ft. (1 space/300 sq. ft.) = 73 spaces	
Shared Parking Total Required: 184.7 spaces		

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REVIEW TIMELINE

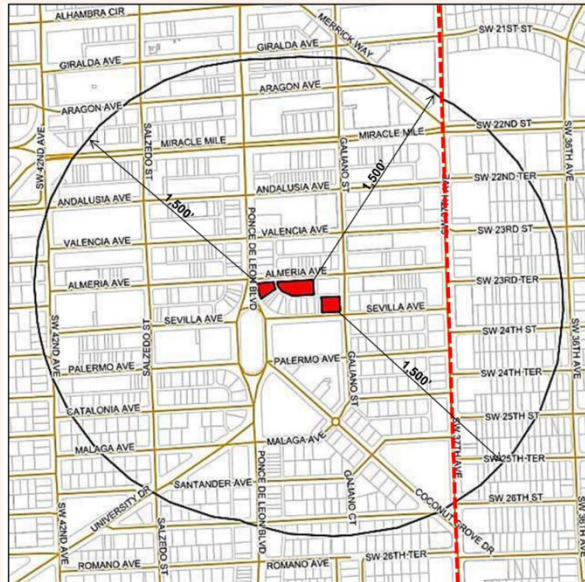
1	DEVELOPMENT REVIEW COMMITTEE: 10.28.22
2	BOARD OF ARCHITECTS: 01.26.23; 03.30.23; 04.27.23
3	NEIGHBORHOOD MEETINGS: 06.27.23 & 11.30.23
4	PLANNING AND ZONING BOARD: 02.20.24
5	CITY COMMISSION 1ST READING: 08.27.24
6	CITY COMMISSION 2ND READING: TBD

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LETTERS TO PROPERTY OWNERS (1,500 FT)

2



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PUBLIC NOTIFICATION

4 TIMES

LETTERS TO PROPERTY OWNERS
2 NEIGHBORHOOD MEETINGS, PZB, CC

3 TIMES

PROPERTY POSTING
DRC, BOA, PZB

4 TIMES

WEBSITE POSTING
DRC, BOA, PZB, CC

1 TIME

NEWSPAPER ADVERTISEMENT
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, WITH CONDITIONS.

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

- MAXIMUM HEIGHT NOT TO EXCEED **13 STORIES/141 FEET**
- **PUBLIC PARK** LOCATED AT SEVILLA AND GALIANO TO BE CONVEYED TO THE CITY
- **STREET IMPROVEMENTS** ON BOTH SIDES OF 100 BLOCK OF ALMERIA WITH LANDSCAPED BUMPOUTS AND CONTINUATION OF GALIANO BIKE LANE AND LANDSCAPED BUMPOUTS TO ALMERIA
- **UNDERGROUNDING OF OVERHEAD UTILITY LINES** ON GALIANO TO NORTH SIDE OF ALMERIA
- **DRAINAGE IMPROVEMENTS** WITHIN THE RIGHT-OF-WAY MAY BE REQUIRED AT THE APPLICANT'S EXPENSE

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