



301 Madeira

341, 335, 331, 325, 321, 317,
AND 301 MADEIRA

PLANNED AREA DEVELOPMENT (PAD)
CONDITIONAL USE SITE PLAN

CITY COMMISSION
MAY 31, 2022



1

LOCATION



LEJEUNE ROAD

MADERA

SALZEDO

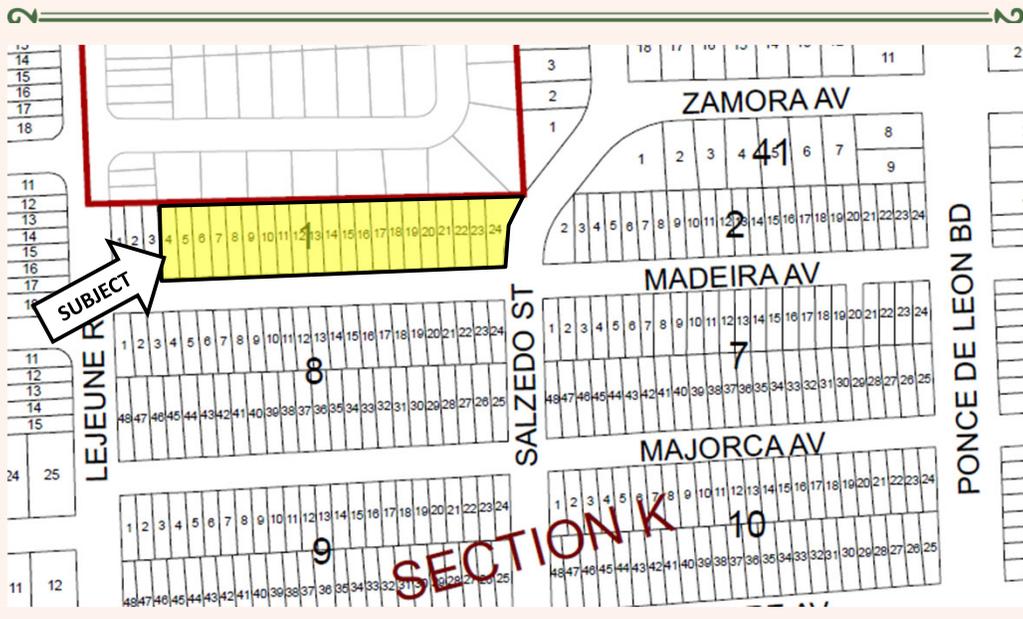
PONCE DE LEON BOULEVARD

SUBJECT

2

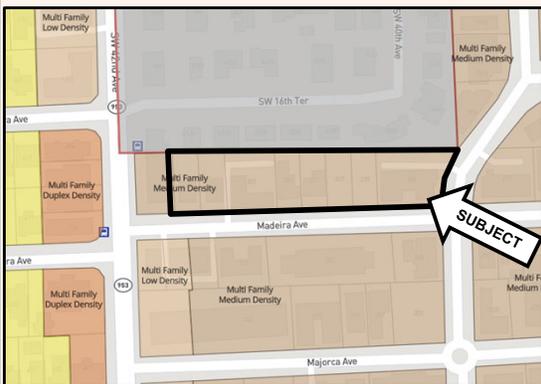
2

LOCATION

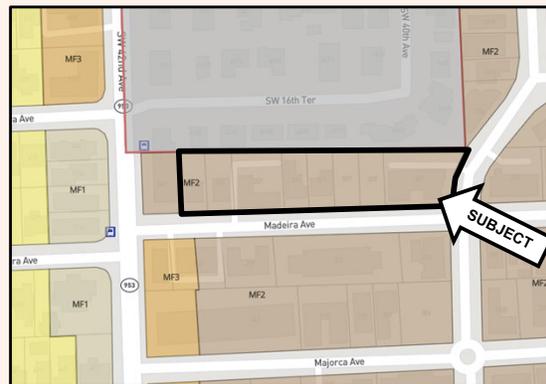


3

CURRENT LAND USE AND ZONING



RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY



M2 - MULTI-FAMILY 2 DISTRICT

4

REQUESTS:

1. PLANNED AREA DEVELOPMENT (PAD)
2. CONDITIONAL USE SITE PLAN REVIEW

5

5

REQUEST 1:

PLANNED AREA DEVELOPMENT (PAD)

6

6

“301-341 MADEIRA”

**HIGH
QUALITY
STREET
DESIGN**



**COMMUNITY
PARK**

7

7

“301-341 MADEIRA”

	ALLOWED/REQUIRED	PROPOSED
LOT AREA	1 ACRE FOR PAD	1.43 ACRES
OPEN SPACE	20% (PAD), 25% (MF2)	17,416 SQFT (28%)
DENSITY	100 U/A OR 143 UNITS	94 U/A OR 135 UNITS, + 9 LIVE/WORK UNITS
HEIGHT	100'	100'
FLOOR AREA RATIO (FAR)	2.5 FAR (156,185 SQ. FT.)	2.5 FAR (156,183 SQ. FT.)
FRONT SETBACK	10'	10', AND 5' FOR COVERED STOOPS
FRONT UPPER FLOOR STEPBACK	10' ABOVE 45'	3'-2" ABOVE 45'
PARKING SPACES	222	227, INCL. 20 LIFTS
BICYCLE PARKING	33	34

8

“301-341 MADEIRA”



PLANNED AREA DEVELOPMENT (PAD)
ADDITIONAL PUBLIC BENEFITS:

- High-quality residential units
- Community Park

9

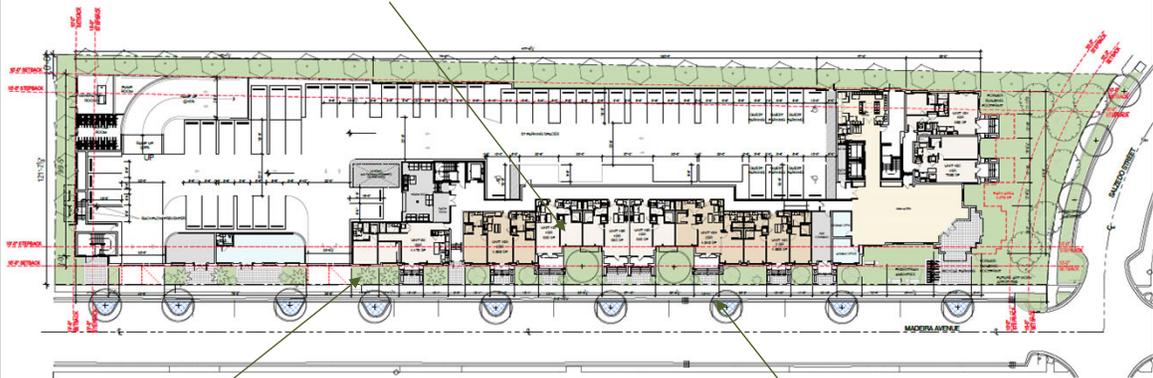
REQUEST 2:
CONDITIONAL USE
SITE PLAN REVIEW

10

10

“301-341 MADEIRA”

9 LIVE/WORK UNITS, WITH
135 APARTMENT UNITS ABOVE



17,416 SQFT
OPEN SPACE (28%)

IMPROVED MADEIRA
STREETScape

SITE PLAN

11

11

“301-341 MADEIRA”

227 PARKING SPACES
BEHIND RESIDENTIAL UNITS

135 MULTI-FAMILY UNITS



9 LIVE/WORK UNITS

12

12

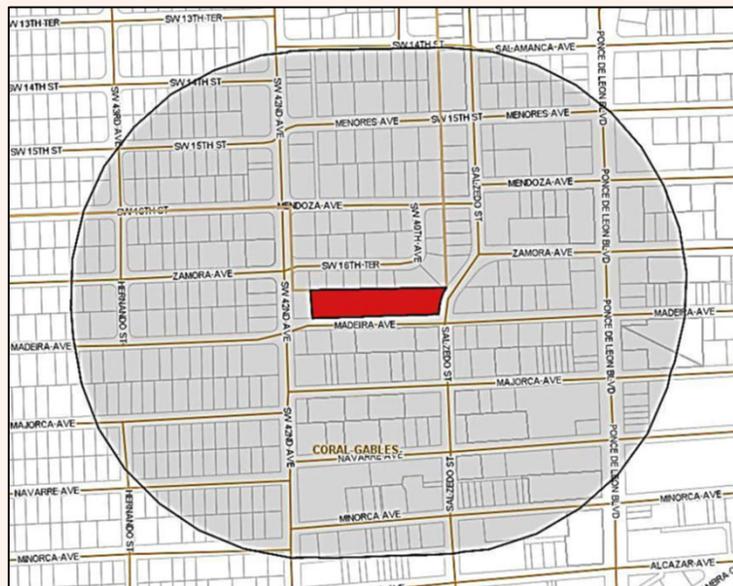
REVIEW TIMELINE

1	BOARD OF ARCHITECTS: 12.16.21
2	NEIGHBORHOOD MEETING: 01.26.22
3	PLANNING AND ZONING BOARD: 02.09.22
4	CITY COMMISSION (1ST READING): 03.29.22
5	CITY COMMISSION (2ND READING): 05.31.22

13

13

LETTERS TO PROPERTY OWNERS (1,000 FT)



14

14

PUBLIC NOTIFICATION	
4 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, FIRST READING, SECOND READING
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
5 TIMES	WEBSITE POSTING DRC, BOA, PZB, FIRST READING, SECOND READING
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, SECOND READING

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

- **NEW: \$100,000 toward traffic calming in area**
- **NEW: Replacement of tree on Salzedo in poor condition**
- **NEW: Sidewalk extensions/crosswalk on west side of Majorca/Salzedo intersection**
- **NEW: \$125,000 toward North Ponce Streetscape program for long-term improvements to Salzedo**
- Streetscape enhancements to both sides of Madeira to include wider sidewalks and street trees, LeJeune crosswalk, and traffic calming at Madeira/Salzedo intersection per North Ponce Streetscape plans
- Underground of utilities on Salzedo, between Navarre and project site (approx. 650 linear feet)

Additional Conditions of Approval are listed in the Staff Report and Recommendation¹⁸

18

CONDITIONS OF APPROVAL

CROSSWALK AND MEDIAN ON LEJEUNE RD

TRAFFIC CALMING AT MADEIRA AND SALZEDO INTERSECTION

APPLICANT WILL CONSTRUCT 300 BLOCK OF MADEIRA, IN ADDITION TO MONETARY CONTRIBUTIONS FOR THE AREA

SHADE TREES AND WIDENED SIDEWALKS

19

19

CONDITIONS OF APPROVAL

TRAFFIC CALMING CONTRIBUTION

NORTH PONCE STREETScape MASTER PLAN CONTRIBUTION

20

20

LENGTH OF RIR BUILDINGS

Per PZB recommendation with the proposed project, Staff has provided a text amendment for discussion:

- Limit the length of Residential Infill Regulations (RIR) buildings to 300 feet,
- Consistent with past RIR building lengths approved by the Commission,
- Suggested text provided as Exhibit C

21

21



301 Madeira

341, 335, 331, 325, 321, 317,
AND 301 MADEIRA

PLANNED AREA DEVELOPMENT (PAD)
CONDITIONAL USE SITE PLAN

CITY COMMISSION
MAY 31, 2022



22