



## *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



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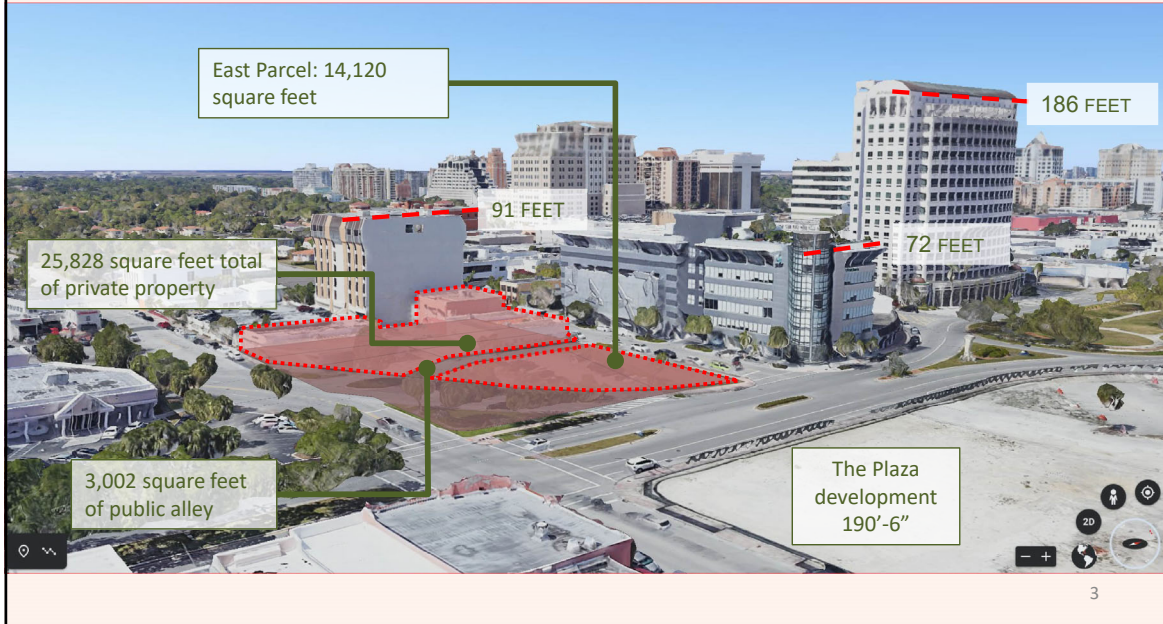
## LOCATION



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# EXISTING CONDITIONS



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**REQUEST #1:**  
COMPREHENSIVE LAND USE MAP CHANGE

**REQUEST #2:**  
ZONING CODE MAP CHANGE

**REQUEST #3:**  
VACATION OF ALLEY

**REQUEST #4:**  
RECEIPT OF TDRS

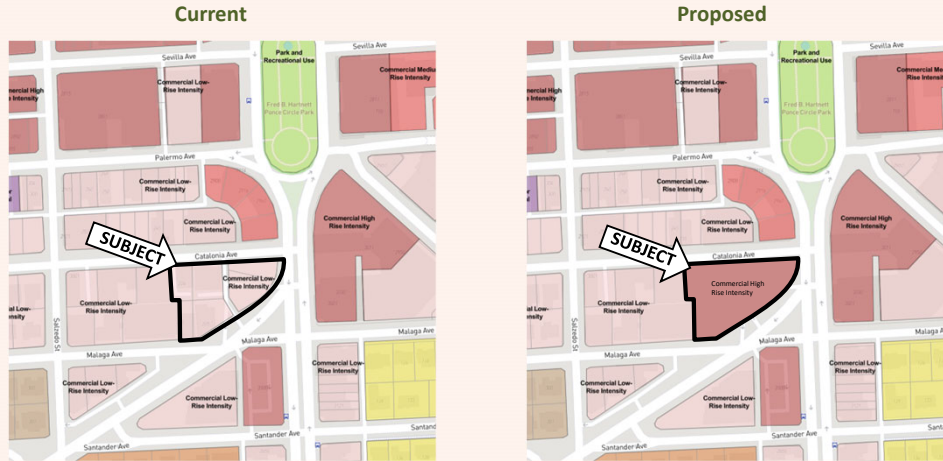
**REQUEST #5:**  
MIXED-USE SITE PLAN AND ENCROACHMENT (CONDITIONAL USE)

**REQUEST #6:**  
TENTATIVE PLAT

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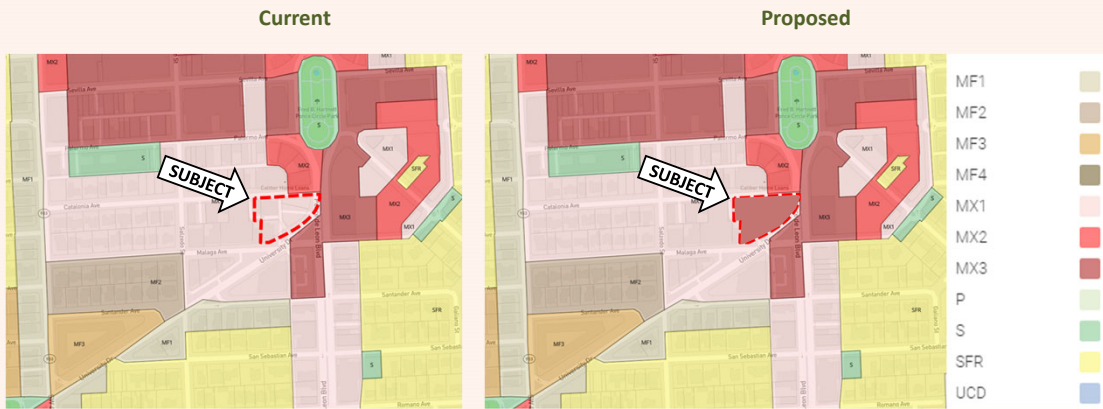
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# 1. CHANGE OF LAND USE TO HIGH RISE



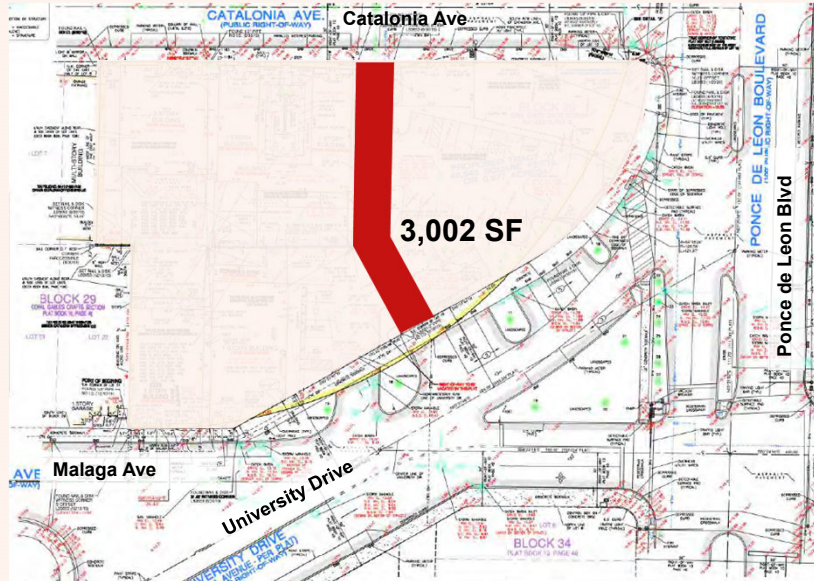
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# 2. ZONING CODE MAP CHANGE TO MX3



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### 3. VACATION OF PUBLIC 20 FT. ALLEY



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### 4. RECEIPT OF TDRs

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

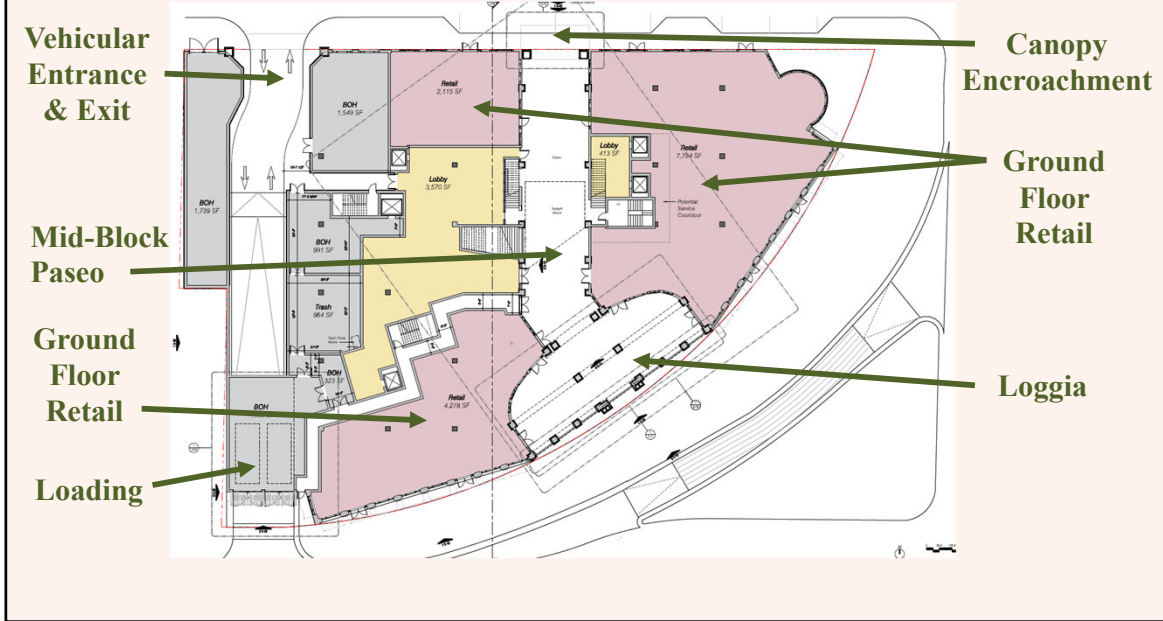
REQUEST: **23,455 SQUARE FEET (4.05 FAR OF 172,352SF)**

#### REVIEW PROCESS FOR APPROVAL

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

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## 5. MIXED-USE SITE PLAN



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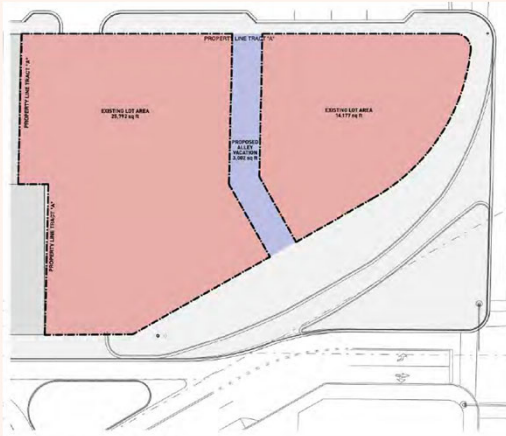
	Current/Allowed/Required	Proposed
<b>Existing Lot Area</b>	39,948 sf	
<b>Alley Vacation</b>		3,002 sf
<b>ROW Vacation</b>		1,318 sf
<b>ROW Dedication</b>		1,725 sf
<b>Building Site Area</b>	20,000 sf	42,542 sf (east & west parcels and alley)
<b>TDRs</b>	25% maximum increase	23,455 sf of TDRs
<b>Total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

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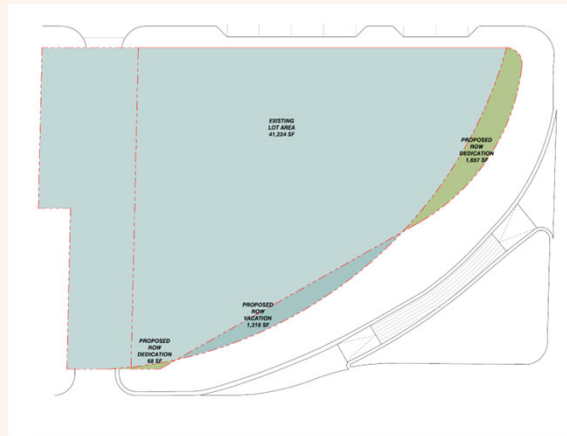
## 6. TENTATIVE PLAT



Current



Proposed



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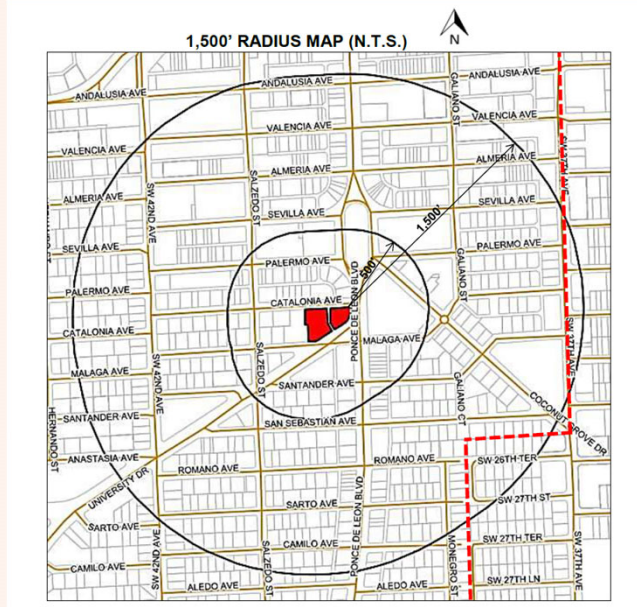
### REVIEW TIMELINE – PROPOSED PROJECT

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

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# LETTERS TO PROPERTY OWNERS (1,500 FT)



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## PUBLIC NOTIFICATION

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



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

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