



Ponce Park Residences



VACATION OF ALLEY;
CHANGE OF LAND USE;
RECEIPT OF TDRS;
MIXED-USE SITE PLAN; AND
TENTATIVE PLAT

CITY COMMISSION
JULY 25, 2022



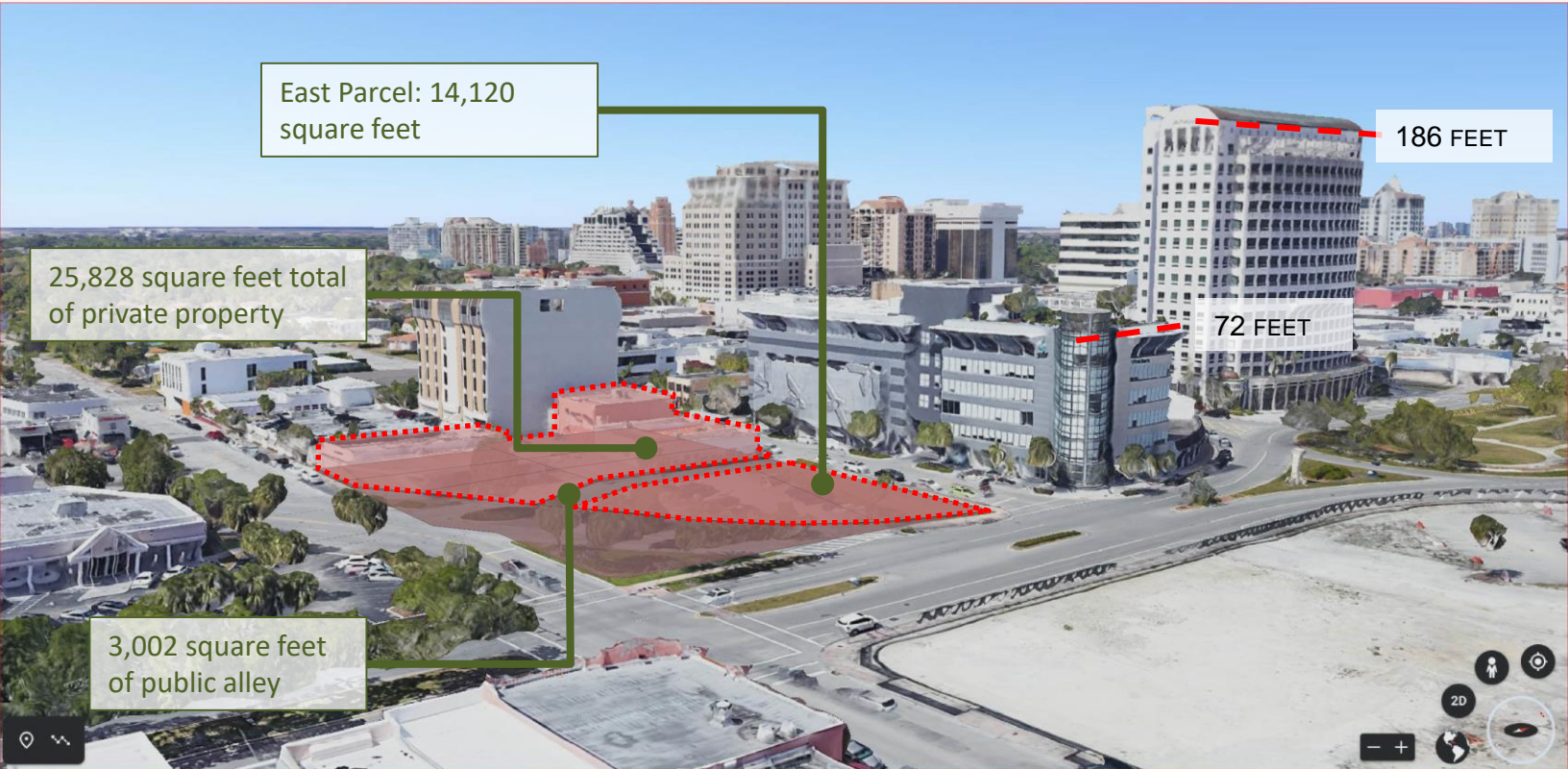
LOCATION

2

2



EXISTING CONDITIONS



REQUEST #1:
VACATION OF ALLEY

REQUEST #2:
LAND USE CHANGE

REQUEST #3:
RECEIPT OF TDRS

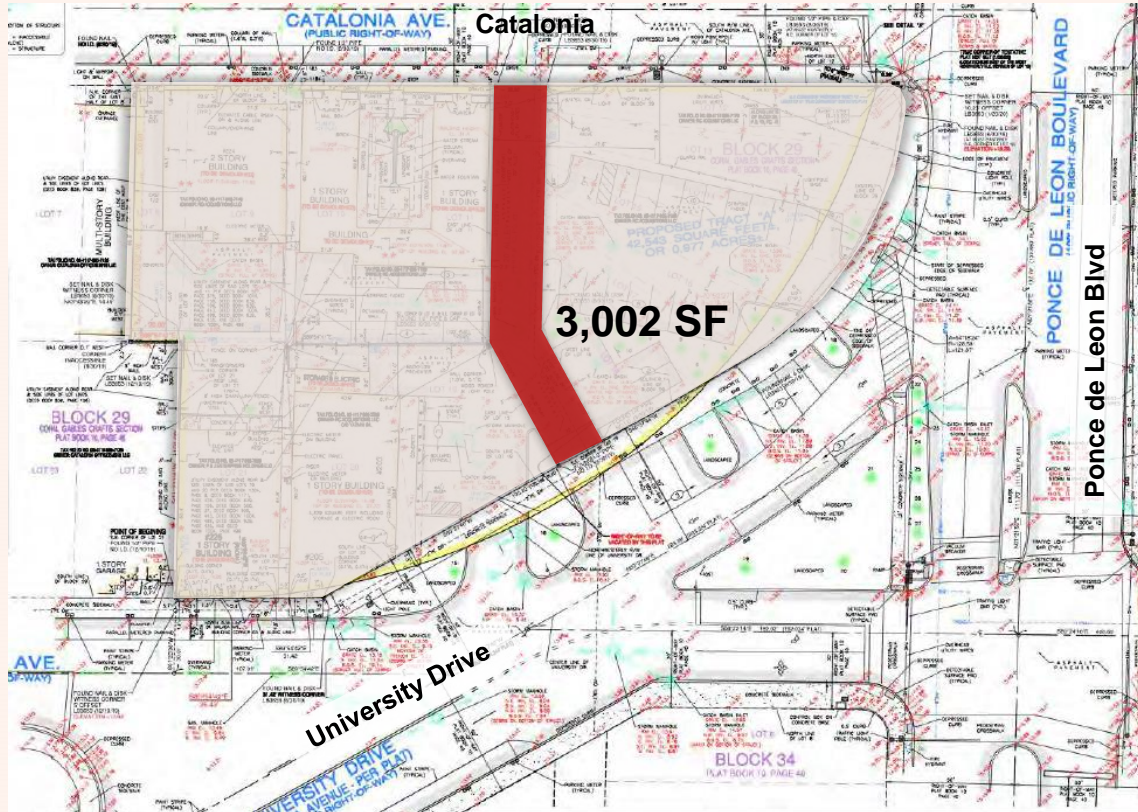
REQUEST #4:
MIXED-USE SITE PLAN (CONDITIONAL USE)

REQUEST #5:
TENTATIVE PLAN

1. VACATION OF PUBLIC ALLEY

2

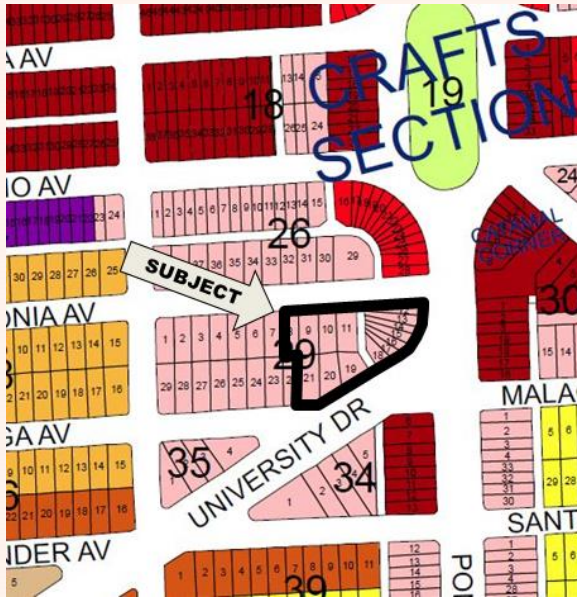
2



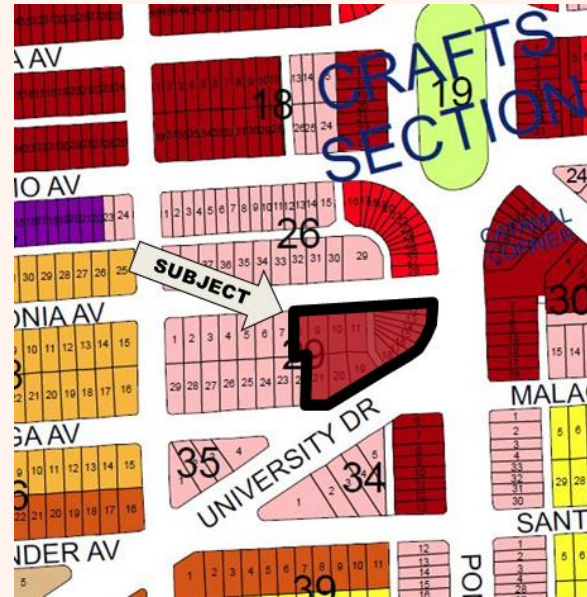
2. CHANGE OF LAND USE TO HIGH RISE



Current



Proposed



Land Use Classifications

- | | | |
|--|---|----------------------------------|
| Residential Single-Family Low Density (6 Units/Acre) | Residential Multi-Family High Density (150 Feet; 60 Units/Acre) | University Campus |
| Residential Single-Family High Density (9 Units/Acre) | Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.) | University Campus Multi-Use Area |
| Residential Multi-Family Duplex Density (9 Units/Acre) | Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.) | Education |
| Residential Multi-Family Low Density (50 Feet; 20 Units/Acre) | Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.) | Parks and Recreation |
| Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre) | Industrial | Open Space |
| | | Mixed-Use |

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

4. MIXED-USE SITE PLAN

Vehicular Entrance

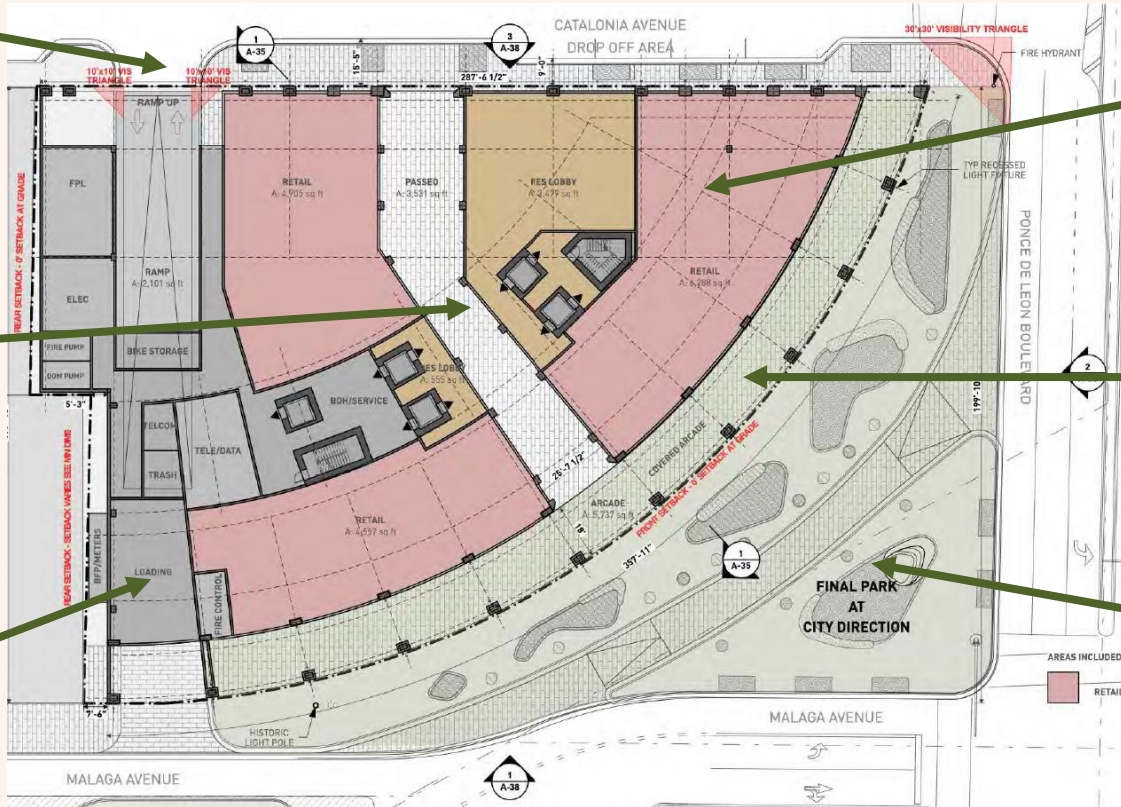
Paseo

Loading

Ground Floor Retail

Arcade

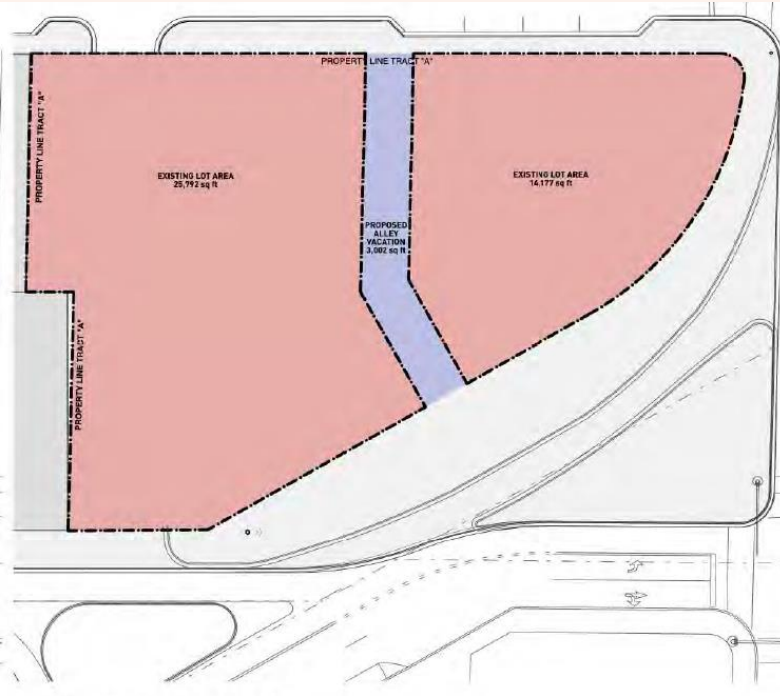
Plaza



5. TENTATIVE PLAT

2

2



Current



Proposed

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: 10.20.21
8	PLANNING AND ZONING BOARD: 06.08.22
9	PLANNING AND ZONING BOARD: 07.13.22

LETTERS TO PROPERTY OWNERS (1,500 FT)



PUBLIC NOTIFICATION

7 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB, JULY PZB, 1ST READING
8 TIMES	PROPERTY POSTING DRC, BOA, FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB, JULY PZB, 1ST READING
7 TIMES	WEBSITE POSTING DRC, BOA, FEBRUARY PZB, AUGUST PZB, JUNE PZB, JULY PZB, 1ST READING
4 TIMES	NEWSPAPER ADVERTISEMENT FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB, JULY PZB

COMPREHENSIVE PLAN CONSISTENCY



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

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.

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. (FINAL DESIGN TO BE DECIDED BY CITY COMMISSION)
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.

CONDITIONS OF APPROVAL

2

2

5. South - University Drive

University Drive between Leleune Road and Ponce de Leon Boulevard, is a busy corridor, currently configured as a 4 lane street. The northern half of the street has angled parking adjacent to the historic San Sebastian Apartments, and a small parking lot west of Salzedo Street.

University Drive has been identified as a priority bike route by the City of Coral Gables. By converting the street from 4 lanes to 3 lanes, the southernmost lane can be redesigned as a 2-way separated cycle track. Additional street trees can be planted along the southern edge of the roadway to supplement the existing canopy.

The funds allocated toward improvements along University Drive should be combined with official City efforts to create a more complete project.



JUNE 2017

37

UNIVERSITY DRIVE IMPROVEMENTS

*CRAFTS SECTION COMMUNITY VISION
PROPOSED STREETScape IMPROVEMENTS
(AGAVE / THE PLAZA)*



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