



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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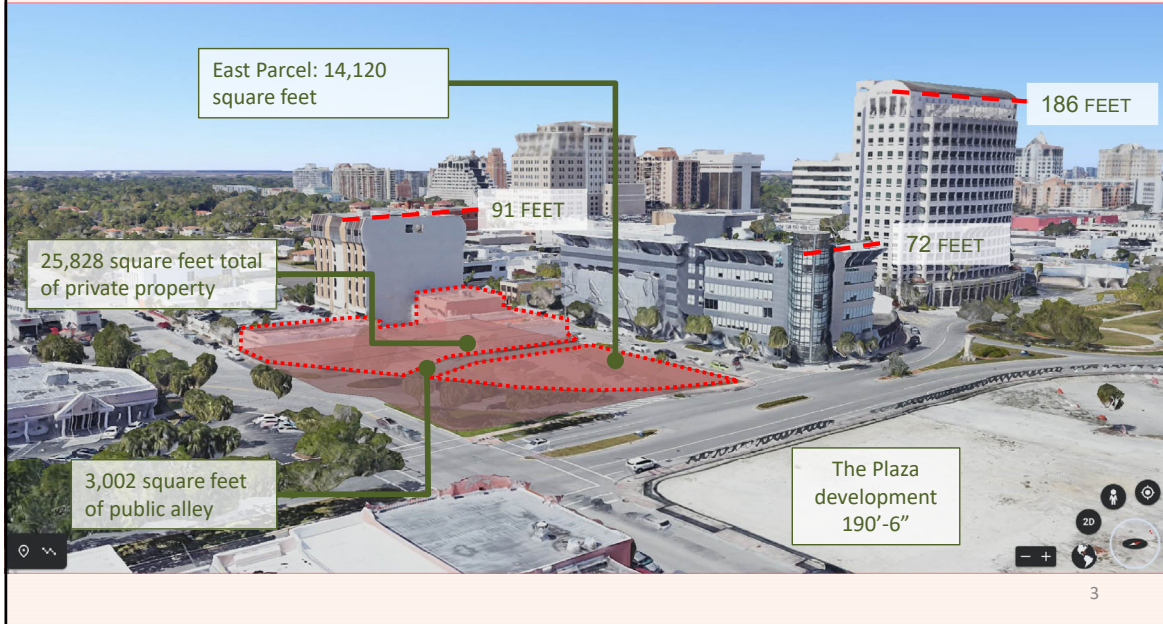
LOCATION



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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

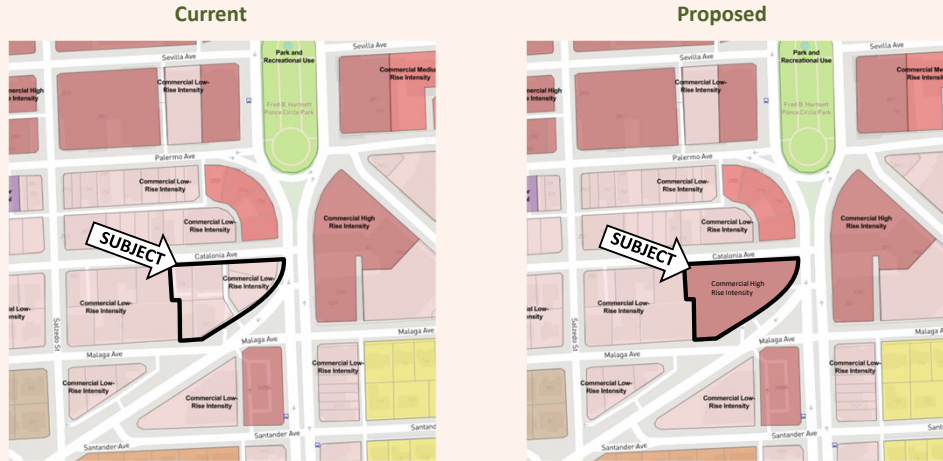
REQUEST #5:
MIXED-USE SITE PLAN AND ENCROACHMENT (CONDITIONAL USE)

REQUEST #6:
TENTATIVE PLAT

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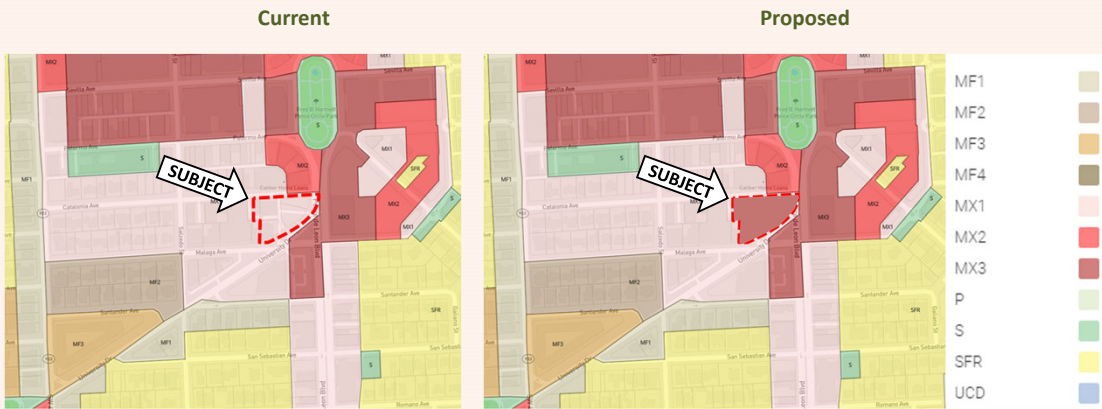
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1. CHANGE OF LAND USE TO HIGH RISE



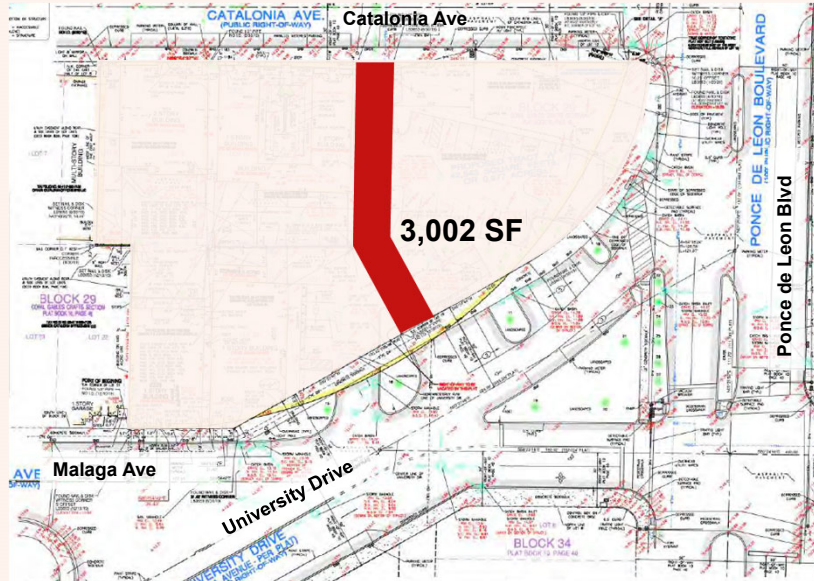
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2. ZONING CODE MAP CHANGE TO MX3



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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 BONUSSES.

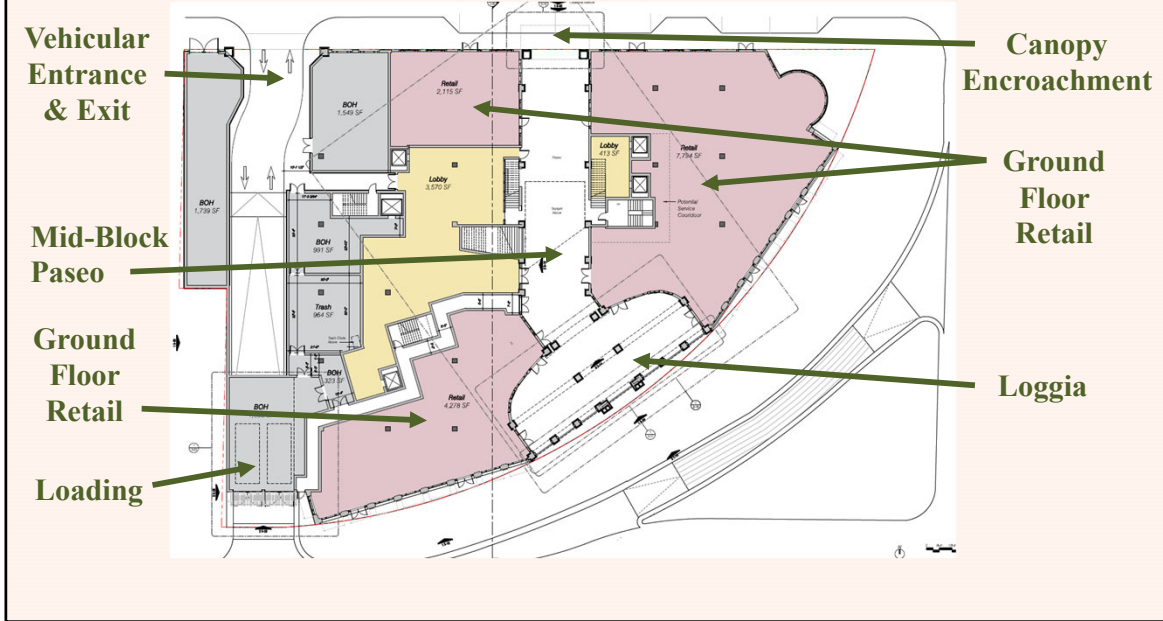
REQUEST: **23,455 SQUARE FEET (4.05 FAR OF 172,352SF)**

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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5. MIXED-USE SITE PLAN

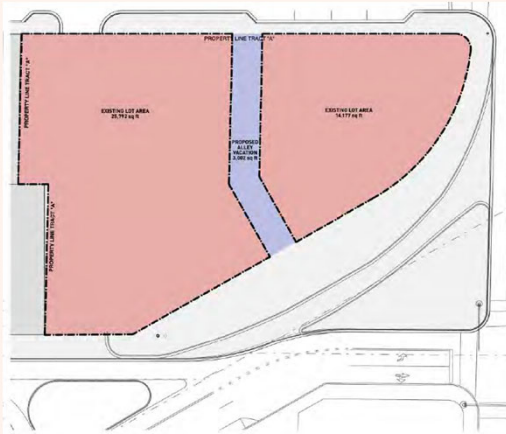
	Current/Allowed/Required	Proposed
Existing Lot Area	39,948 sf	
Alley Vacation		3,002 sf
ROW Vacation		1,318 sf
ROW Dedication		1,725 sf
Building Site Area	20,000 sf	42,542 sf (east & west parcels and alley)
TDRs	25% maximum increase	23,455 sf of TDRs
Total FAR	4.375 (3.5 + TDRs)	4.05 FAR (172,352 sq.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

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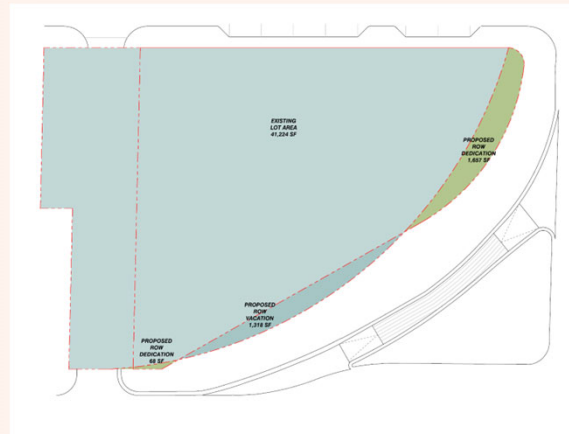
6. TENTATIVE PLAT



Current



Proposed



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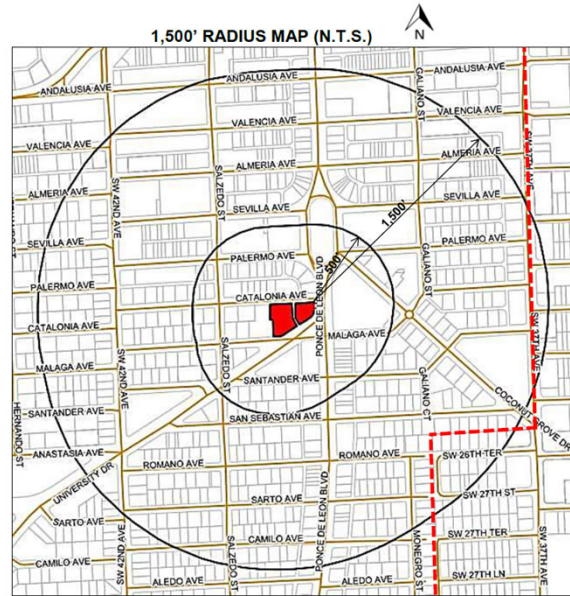
REVIEW TIMELINE – PROPOSED PROJECT

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

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LETTERS TO PROPERTY OWNERS (1,500 FT)



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PUBLIC NOTIFICATION

4 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, MARCH CC, APRIL CC
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
5 TIMES	WEBSITE POSTING DRC, BOA, PZB, MARCH CC, APRIL 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



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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