



4311 Ponce

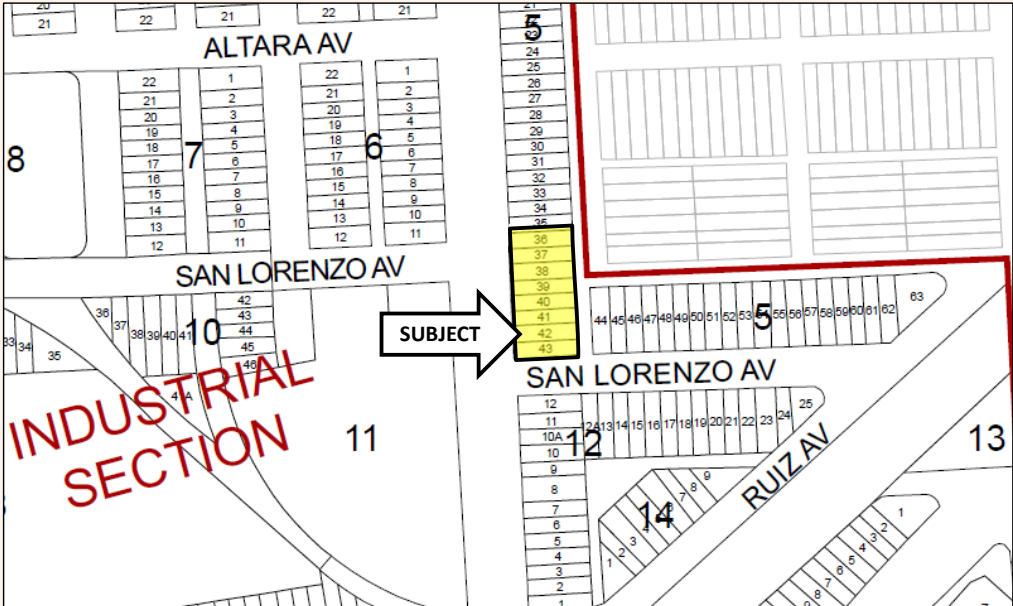
CONDITIONAL USE FOR
MIXED-USE SITE PLAN
AND
CONDITIONAL USE FOR
REMOTE PARKING

CITY COMMISSION
NOVEMBER 9, 2022



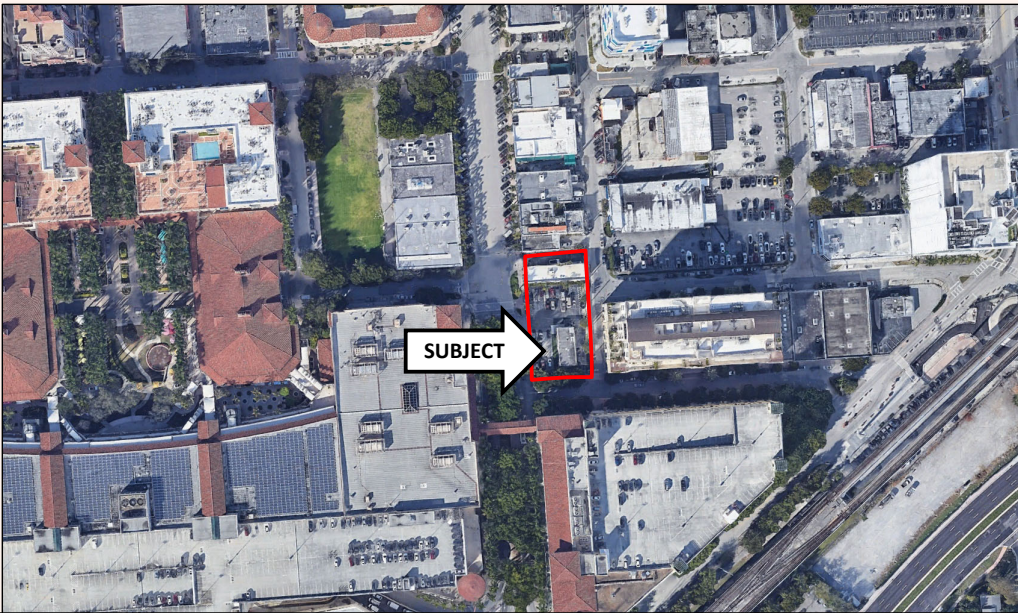
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LOCATION



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LOCATION



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EXISTING CONDITIONS



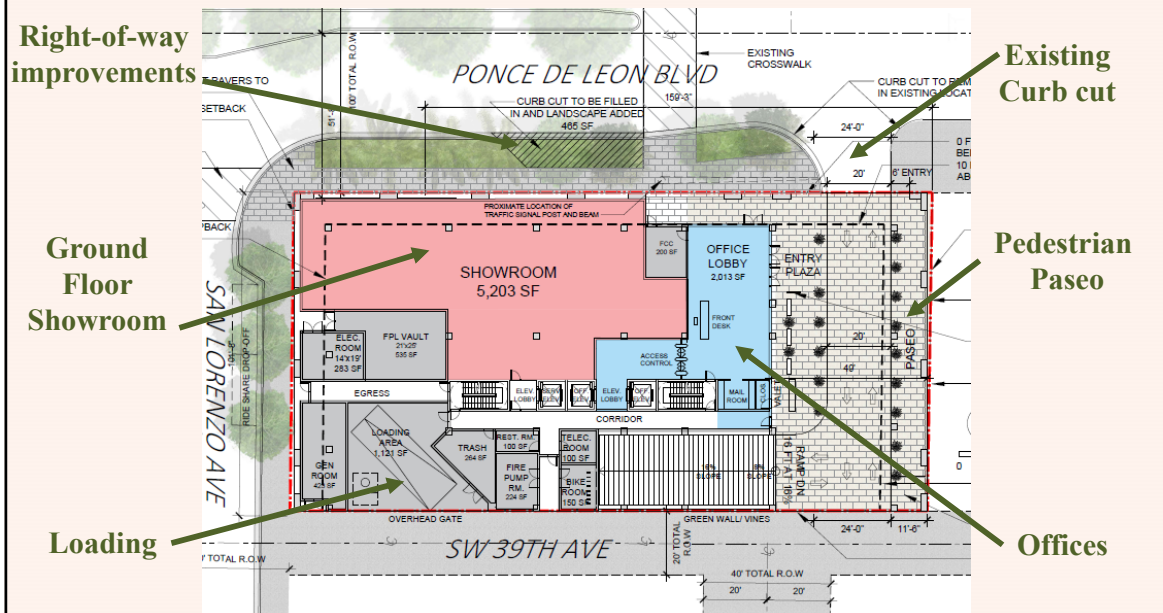
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REQUEST #1:
MIXED-USE SITE PLAN (CONDITIONAL USE)

REQUEST #2:
REMOTE PARKING (CONDITIONAL USE)

1. MIXED-USE SITE PLAN



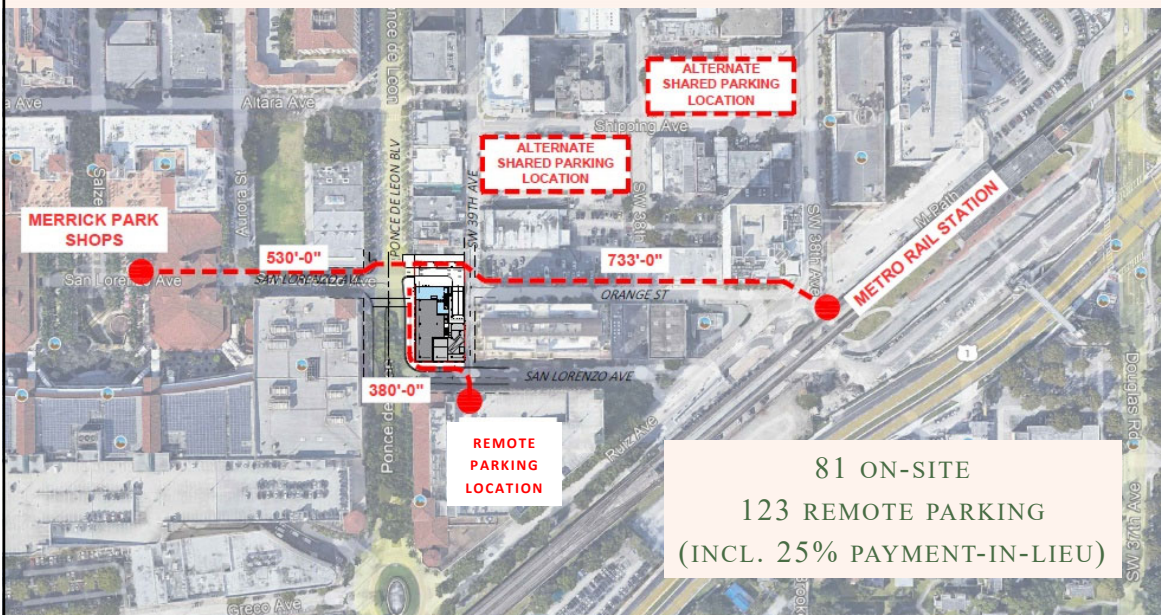
“4311 PONCE”



	ALLOWED/REQUIRED	PROPOSED
LOT AREA	20,000 SQ. FT.	20,035 SQ. FT.
OPEN SPACE	2,004 SQ. FT. (10% OF SITE)	1,716 SQUARE FEET COVERED AREA (75% MAX) = 1,287 SQUARE FEET + 1,278 SQUARE FEET IN ROW TOTAL: 2,565 SQUARE FEET (13% OF SITE)
DENSITY	UNLIMITED	3 UNITS
HEIGHT	97' / 9 STORIES 120' W/ COMMISSION APPROVAL	109' / 8 STORIES
FLOOR AREA RATIO (FAR)	3.5 FAR (70,122 SQ. FT.)	3.48 FAR (69,709 SQ. FT.)
PARKING SPACES	204	81 ON-SITE / 123 REMOTE PARKING (INCL. 25% PAYMENT-IN-LIEU)
BICYCLE PARKING	23	27

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2. REMOTE PARKING



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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 03.25.22
2	BOARD OF ARCHITECTS: 05.23.22
3	NEIGHBORHOOD MEETING: 06.23.22
4	PLANNING AND ZONING BOARD: 10.12.22
5	CITY COMMISSION: 11.09.22

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LETTERS TO PROPERTY OWNERS (1,000 FT)



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PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB, CITY COMMISSION
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, COMMISSION
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, COMMISSION

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COMPREHENSIVE PLAN CONSISTENCY
<p>STAFF’S DETERMINATION IS THAT THIS APPLICATION IS <u>CONSISTENT</u> WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.</p>

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STAFF RECOMMENDATIONS



REQUEST #1: MIXED-USE:

APPROVAL, WITH CONDITIONS.

REQUEST #2: REMOTE PARKING:

APPROVAL, WITH CONDITIONS.

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CONDITIONS OF APPROVAL



1. FINAL REMOTE PARKING APPLICATION TO INCLUDE EITHER:
 - SURVEY, DOCUMENTATION OF SPACES, THE LEASE, AND 25% PUBLIC BENEFIT CONTRIBUTION; OR
 - SURVEY, DOCUMENTATION FROM CITY CERTIFYING APPLICANT IS LEASING A PORTION OF THE CITY'S 400 SPACES, THE LEASE, AND 25% PUBLIC BENEFIT CONTRIBUTION PLUS \$10,000 FOR EACH SPACE LEASED AT THE VILLAGE OF MERRICK PARK.
2. OFF-SITE AND PUBLIC REALM IMPROVEMENTS CONTRIBUTION OF \$125,000 FOR PONCE DE LEON BOULEVARD STREETScape WITHIN THE DESIGN & INNOVATION DISTRICT.
3. MILL/RESURFACE BOTH SIDES OF PONCE DE LEON BOULEVARD BETWEEN NORTH OF SAN LORENZO TO EXISTING ROUND-A-ABOUT.
4. LOADING OPERATION PLAN AND VALET PARKING PLAN.

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