


# 301 Madeira

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

PLANNED AREA DEVELOPMENT (PAD)  
CONDITIONAL USE SITE PLAN

CITY COMMISSION  
MAY 31, 2022



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## LOCATION



LEJEUNE ROAD

MADERA

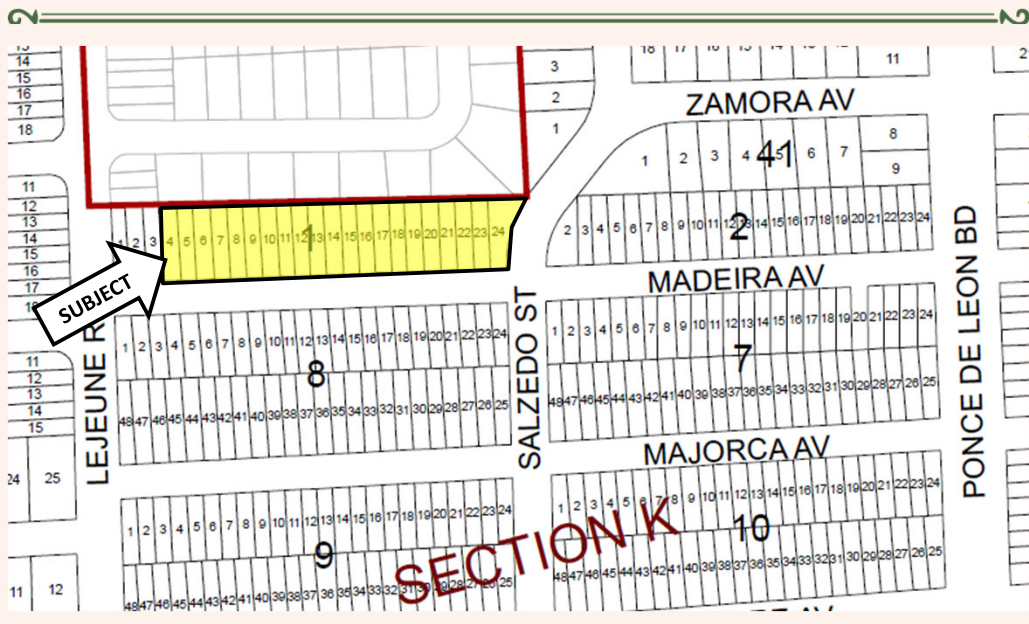
SALZEDO

PONCE DE LEON BOULEVARD

SUBJECT

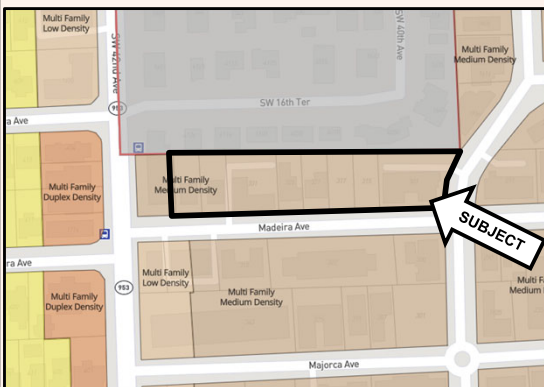
2

## LOCATION

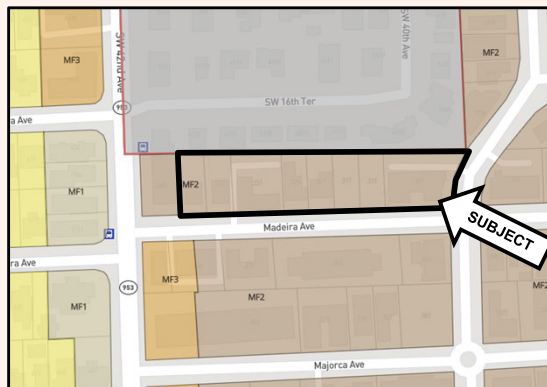


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## CURRENT LAND USE AND ZONING



RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY



M2 - MULTI-FAMILY 2 DISTRICT

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**REQUESTS:**

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

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**REQUEST 1:**

**PLANNED AREA DEVELOPMENT (PAD)**

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## “301-341 MADEIRA”

**HIGH  
QUALITY  
STREET  
DESIGN**



**COMMUNITY  
PARK**

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## “301-341 MADEIRA”

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

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## **“301-341 MADEIRA”**



PLANNED AREA DEVELOPMENT (PAD)  
ADDITIONAL PUBLIC BENEFITS:

- High-quality residential units
- Community Park

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**REQUEST 2:**  
CONDITIONAL USE  
SITE PLAN REVIEW

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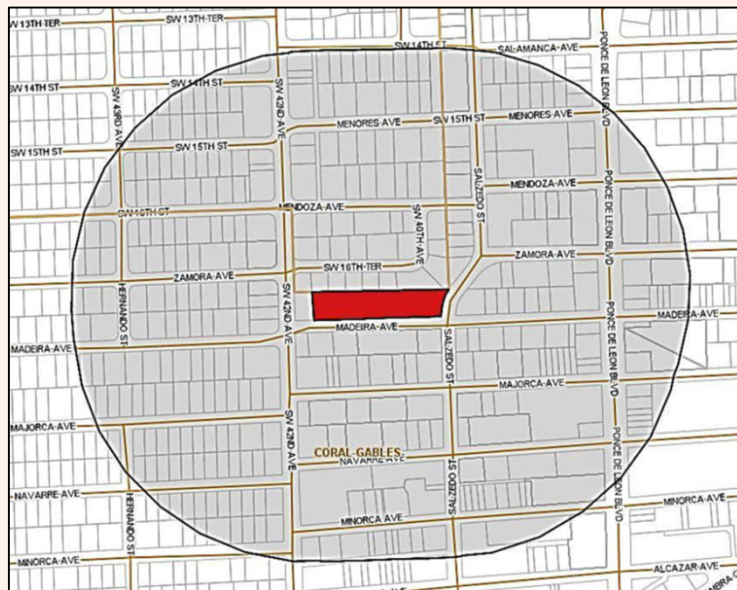
## REVIEW TIMELINE

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

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## LETTERS TO PROPERTY OWNERS (1,000 FT)



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

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**COMPREHENSIVE PLAN CONSISTENCY**

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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

- **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 Recommendation<sup>18</sup>

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## CONDITIONS OF APPROVAL

**CROSSWALK AND MEDIAN ON LEJEUNE RD**

**TRAFFIC CALMING AT MADEIRA AND SALZEDO INTERSECTION**

FROM THE NORTH PONCE STREETScape MASTER PLAN Madeira - 300 BLOCK

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

**SHADE TREES AND WIDENED SIDEWALKS**

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## CONDITIONS OF APPROVAL

**TRAFFIC CALMING CONTRIBUTION**

**NORTH PONCE STREETScape MASTER PLAN CONTRIBUTION**

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## 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

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