



# Ponce 8

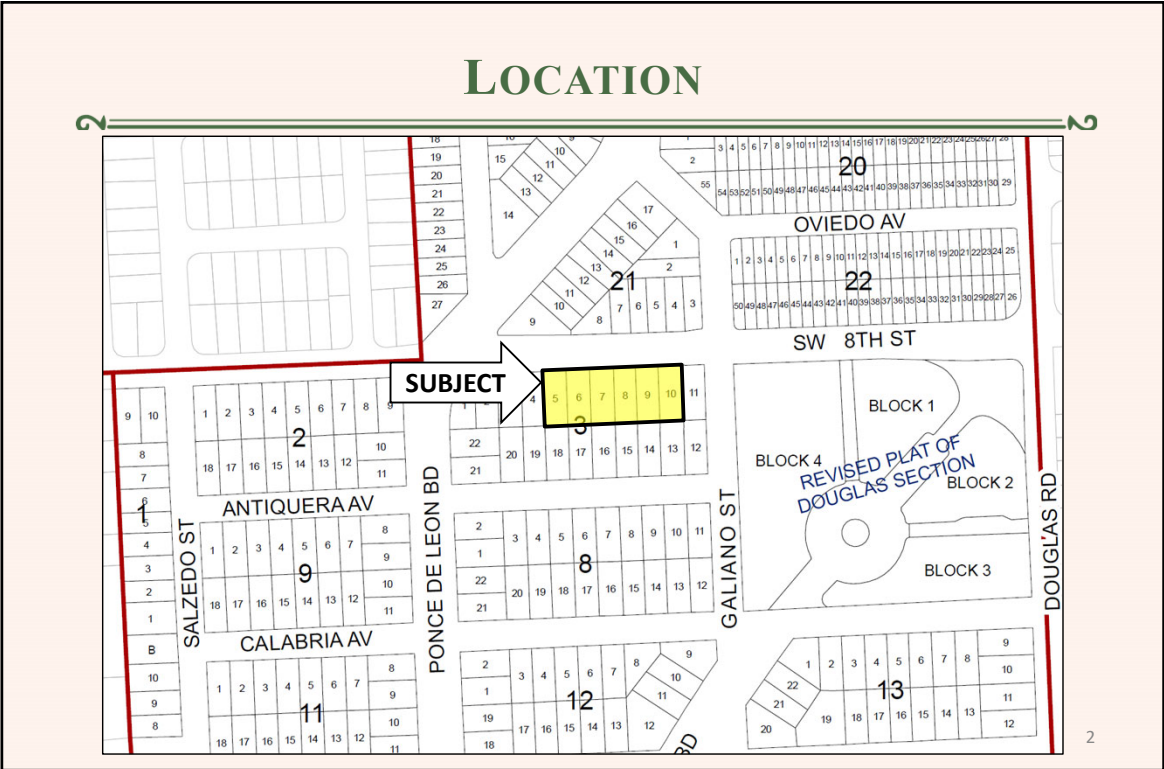
MIXED-USE PROJECT

CITY COMMISSION  
MAY 19, 2026



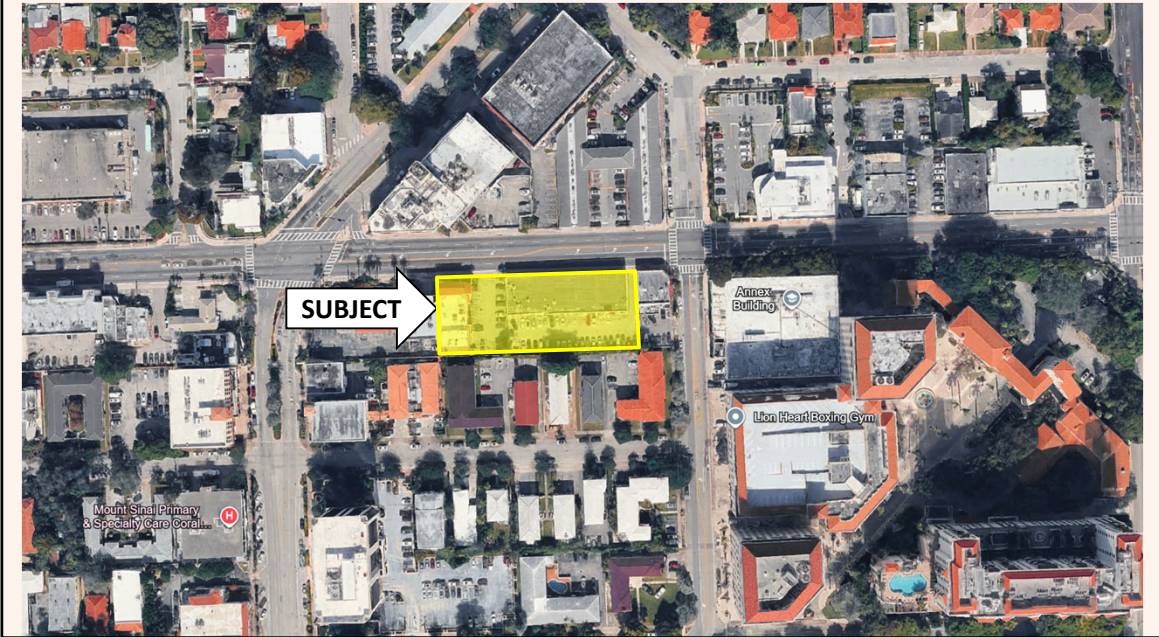
1

## LOCATION



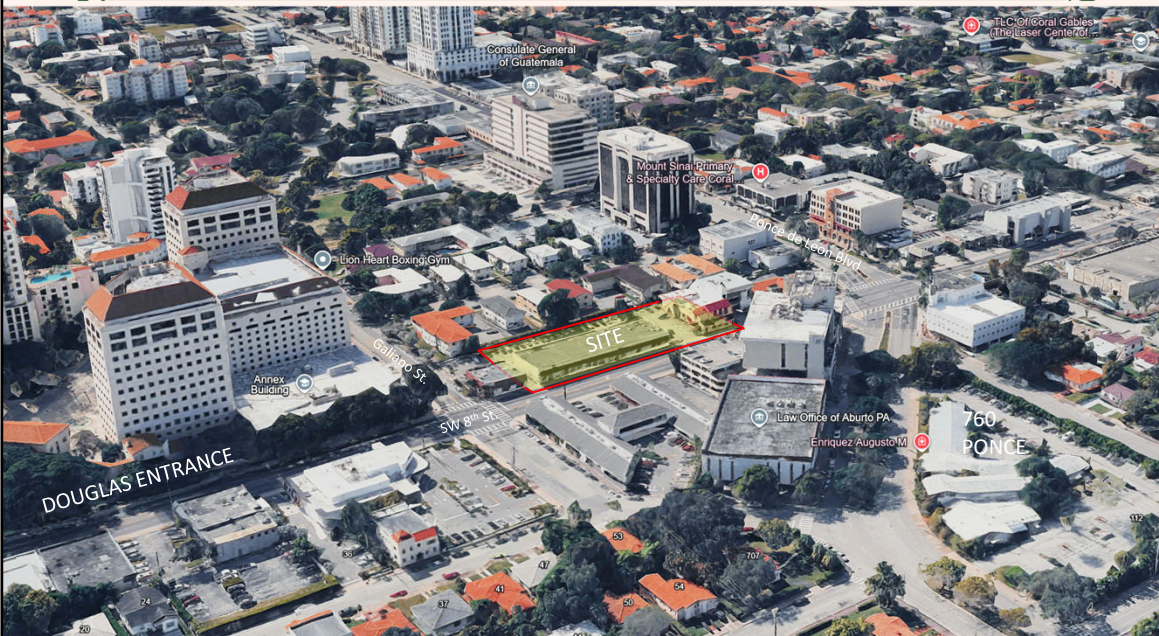
2

## LOCATION



3

## EXISTING CONDITIONS

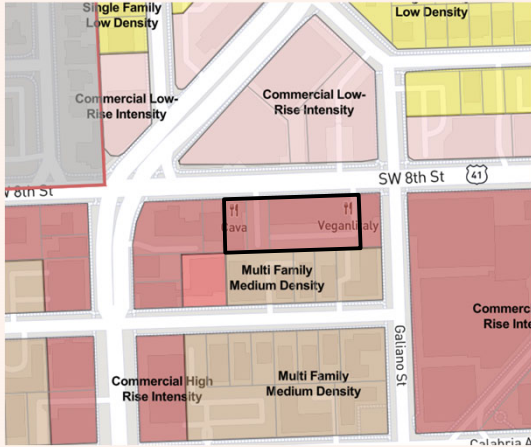


4

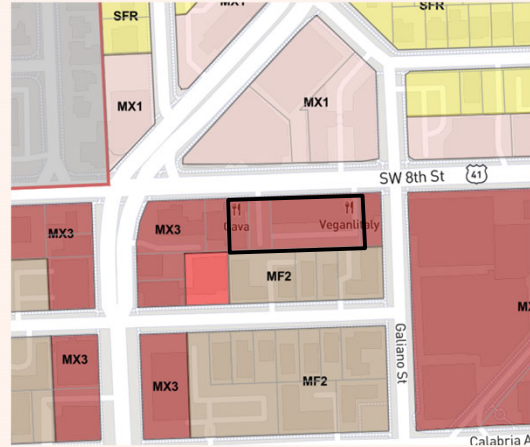
# EXISTING CONDITIONS



Future Land Use: Commercial High-Rise Intensity

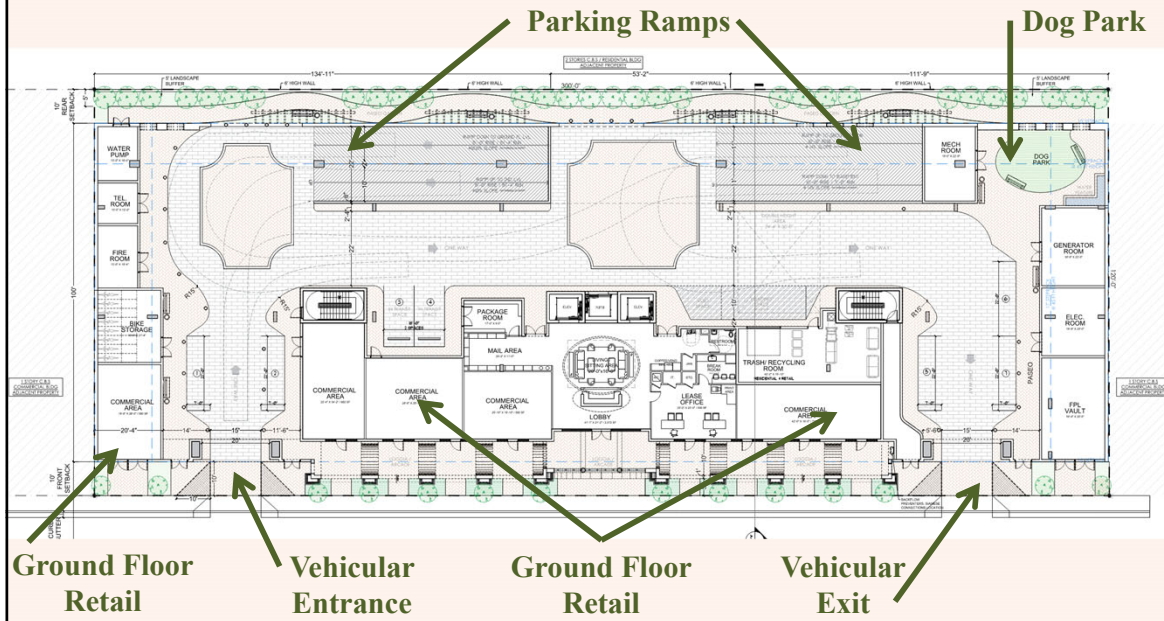


Zoning Map: Mixed-Use 3 (MX3)



5

# MIXED-USE SITE PLAN



6

## “PONCE 8”

Standard	Current/Allowed/Required	Proposed
Lot Area	20,000 sq. ft.	36,000 sqft. (0.83 Acres)
Zoning	Mixed-Use 3 (MX3)	Mixed-Use 3 (MX3)
Land Use	Commercial High-Rise Intensity	Commercial High-Rise Intensity
Total FAR	5.0 (3.5 + 1.5) 180,000 SF	5.0 179,842 SF
Building height	190'-6" / 16 stories (w/. Med Bonus)	175'-0" / 16 stories (w/. Med Bonus)
<b>Proposed Uses:</b>		
Residential	Unlimited	200 units (242 DU/Acre)
Commercial	10% max. of non-residential	10% Approx. 18,000 SF
<b>Parking</b>		
Total Parking w/. Live Local Act Reduction	300 x 15% reduction 255 spaces required	294 spaces provided
Open Space	3,600 sf (10%)	6,228 sf (17.3%)

7

## “PONCE 8”



8

## “PONCE 8”



9

## “PONCE 8”



10

# “PONCE 8”



11

# “PONCE 8”



12

## “PONCE 8”



13

## “PONCE 8”



14

## “PONCE 8”



15

## “PONCE 8”



16

# “PONCE 8”

2

2



17



# *Ponce 8*

2

MIXED-USE PROJECT

CITY COMMISSION  
MAY 19, 2026



18