


# 301 Madeira

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

PLANNED AREA DEVELOPMENT (PAD)  
CONDITIONAL USE SITE PLAN

CITY COMMISSION  
MARCH 29, 2022



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## LOCATION



LEJEUNE ROAD

MADERA

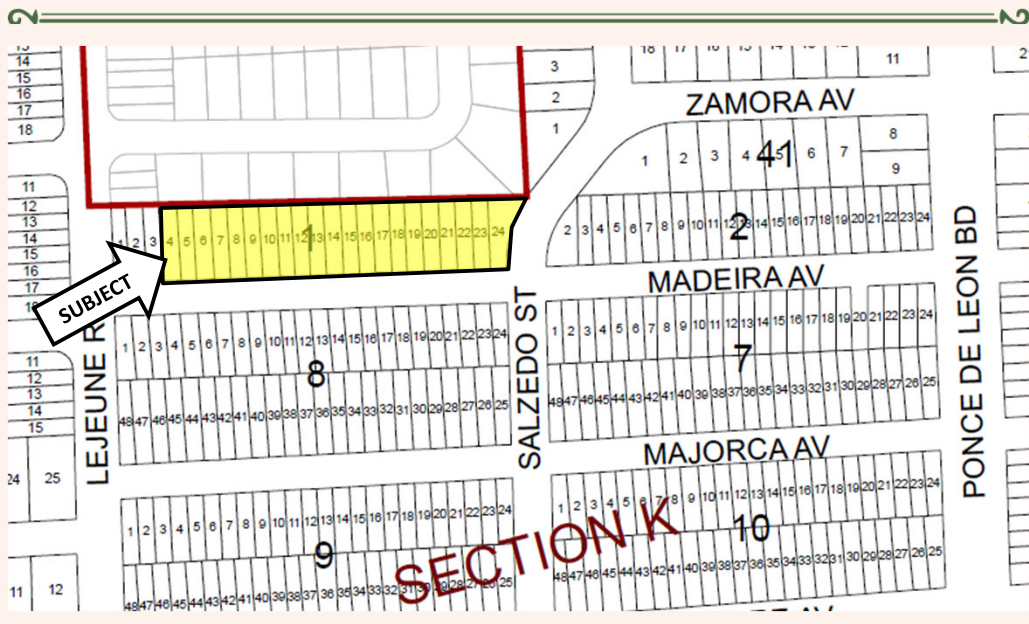
SALZEDO

PONCE DE LEON BOULEVARD

2

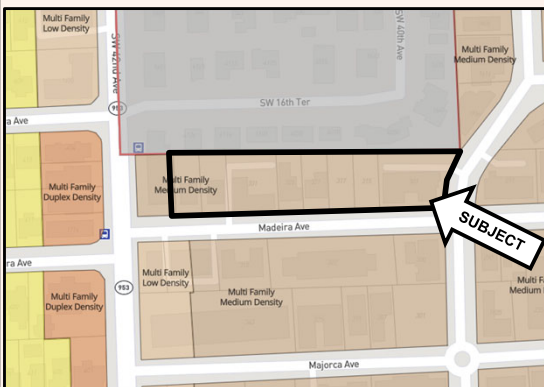
2

## LOCATION

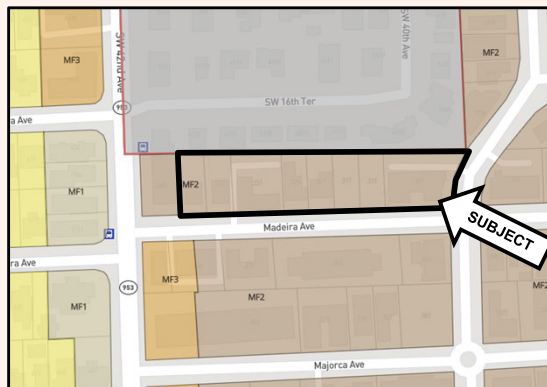


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## CURRENT LAND USE AND ZONING



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

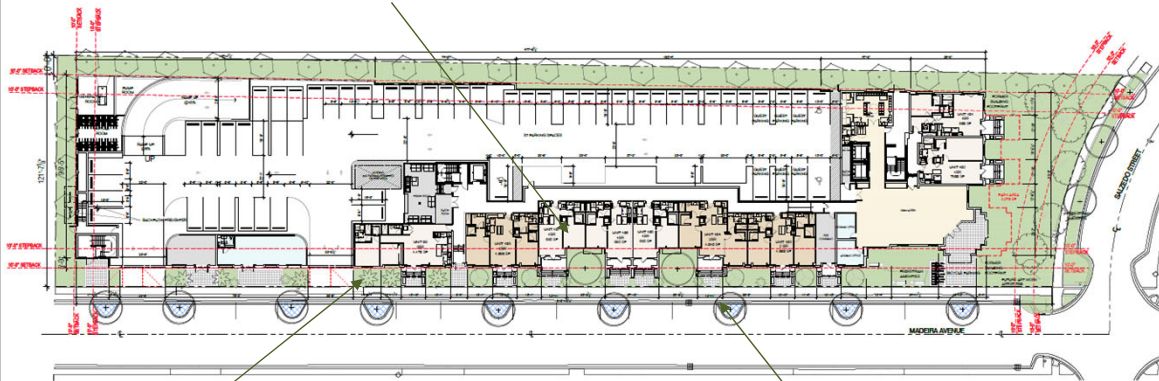
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# “301-341 MADEIRA”

9 LIVE/WORK UNITS, WITH  
135 APARTMENT UNITS ABOVE



17,416 SQFT  
OPEN SPACE (28%)

IMPROVED MADEIRA  
STREETScape

SITE PLAN

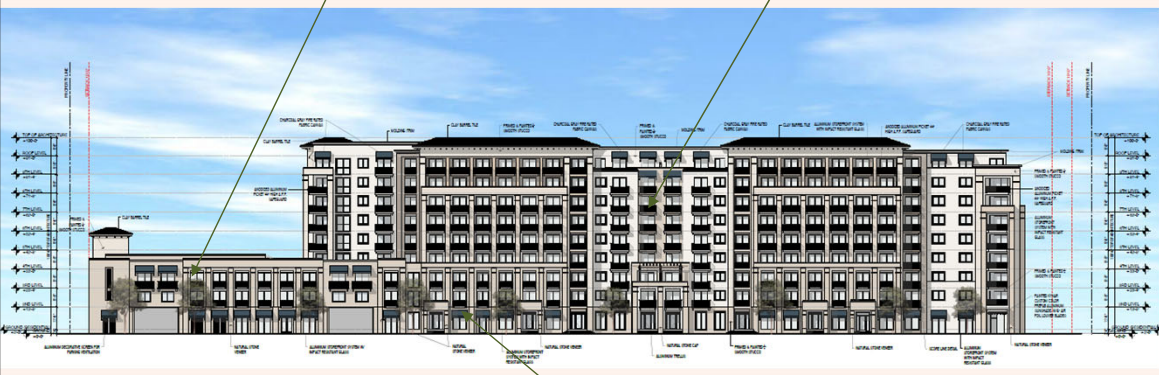
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# “301-341 MADEIRA”

227 PARKING SPACES  
BEHIND RESIDENTIAL UNITS

135 MULTI-FAMILY UNITS



9 LIVE/WORK UNITS

12

12

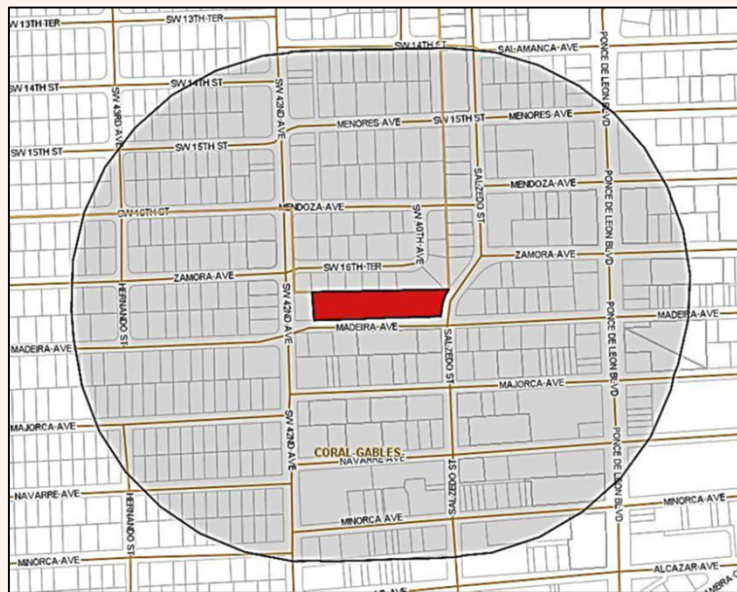
## REVIEW TIMELINE

<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): TBD</b>

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



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<b>PUBLIC NOTIFICATION</b>	
<b>3 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB, COMMISSION
<b>2 TIMES</b>	<b>PROPERTY POSTING</b> BOA, PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> BOA, PZB, COMMISSION
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

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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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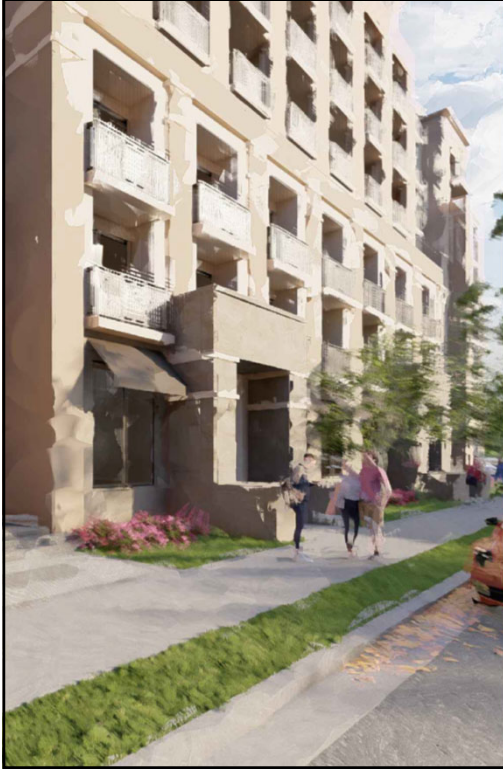
## CONDITIONS OF APPROVAL

- Streetscape enhancements to both sides of Madeira to include wider sidewalks, street trees and additional landscape
- Construction staging to leave Madeira and Salzedo open to vehicular and pedestrian traffic
- Underground of utilities on Salzedo, between Navarre and project site (approx. 650 linear feet)
- Traffic monitoring for 3 years

Additional Conditions of Approval are listed in the Staff Report and Recommendation

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