


*1505 Ponce*

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RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS (TDRS)

CITY COMMISSION  
OCTOBER 25, 2022



1

**BACKGROUND**

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APPROVED ON JULY 25, 2022 UNDER RESOLUTION 2022-185 297,027 SQUARE FEET OF FLOOR AREA, OF WHICH 59,405 SQUARE FEET WAS INCLUDED FOR THE FUTURE USE OF TRANSFER OF DEVELOPMENT RIGHTS (TDRS).

2

## SENDING SITES



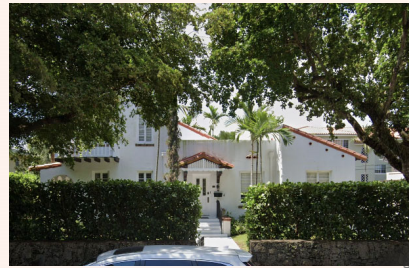
24,089 SF FROM 235 MAJORCA



3,227 SF FROM 118 MENORES



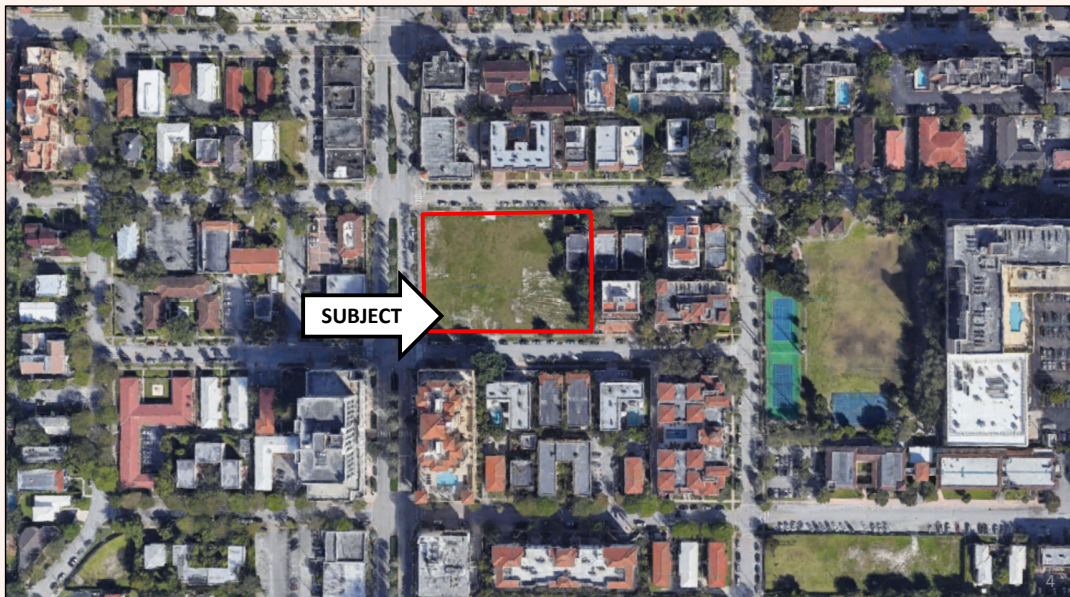
30,592 SF FROM 301 MAJORCA



1,497 SF FROM 36 PHOENETIA

3

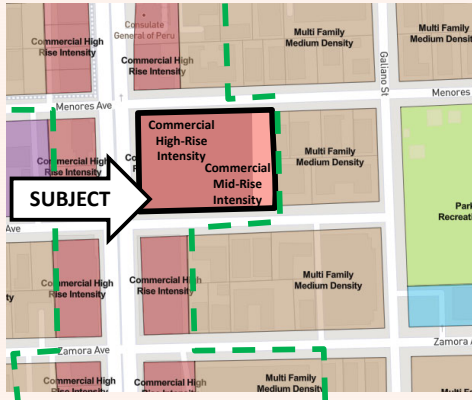
## LOCATION



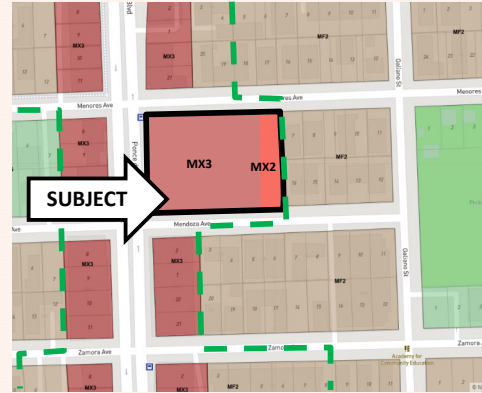
4



## EXISTING CONDITIONS



Future Land Use Map



Zoning Map

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## PROPOSED BUILDING WITHIN CONTEXT



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## PUBLIC NOTIFICATION

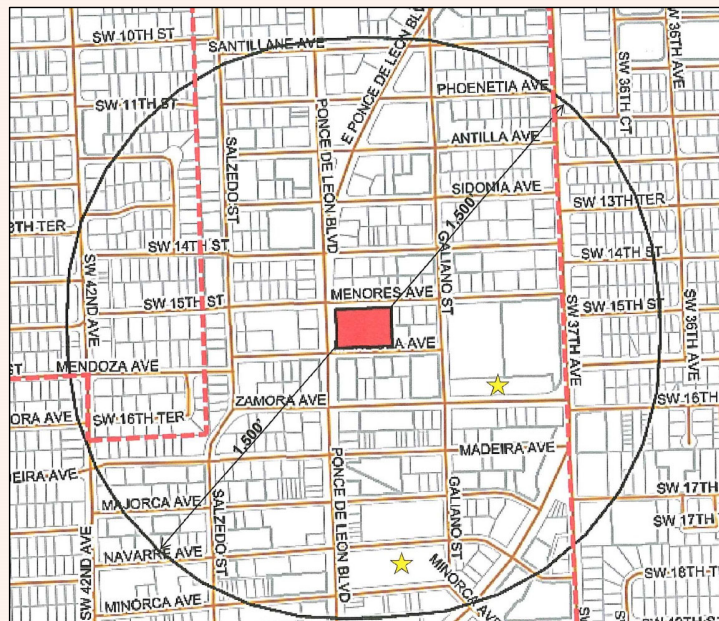
<b>3 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> PZB, HISTORIC PRESERVATION BOARD, CC
<b>2 TIMES</b>	<b>PROPERTY POSTING</b> PZB, HISTORIC PRESERVATION BOARD
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> PZB, HISTORIC PRESERVATION BOARD, CC
<b>3 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB, HISTORIC PRESERVATION BOARD, CC

7

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## LETTERS TO PROPERTY OWNERS (1,500 FT)

2 ————— 2



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## STAFF RECOMMENDATION



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

STAFF RECOMMENDS APPROVAL.

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## *1505 Ponce*

RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS (TDRs)

CITY COMMISSION  
OCTOBER 12, 2022



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