



# *4311 Ponce*



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

PLANNING & ZONING BOARD  
JUNE 21, 2022



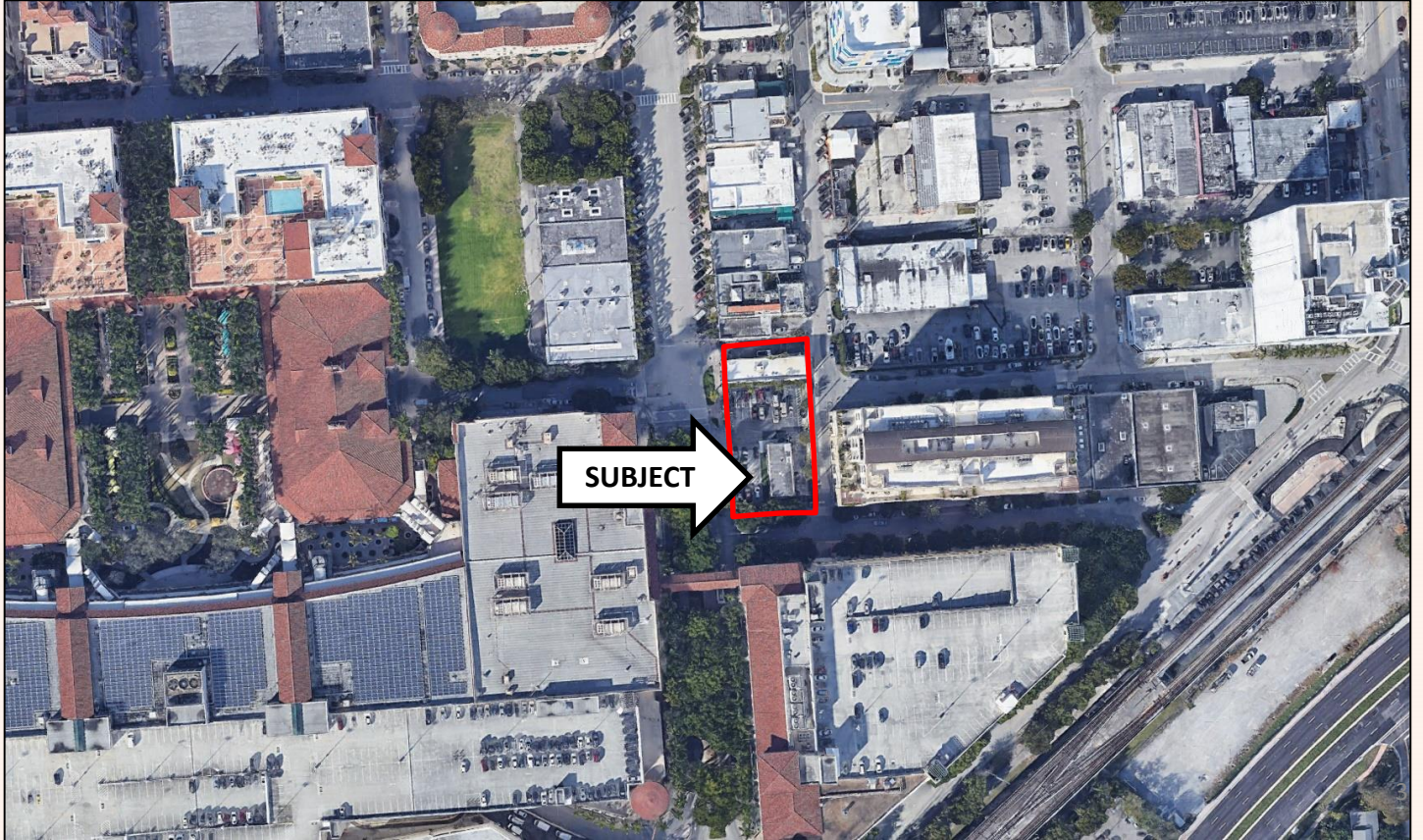




# LOCATION

2

2



# EXISTING CONDITIONS



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

**REQUEST #2:**  
REMOTE PARKING (CONDITIONAL USE)



# 1. MIXED-USE SITE PLAN

Right-of-way improvements

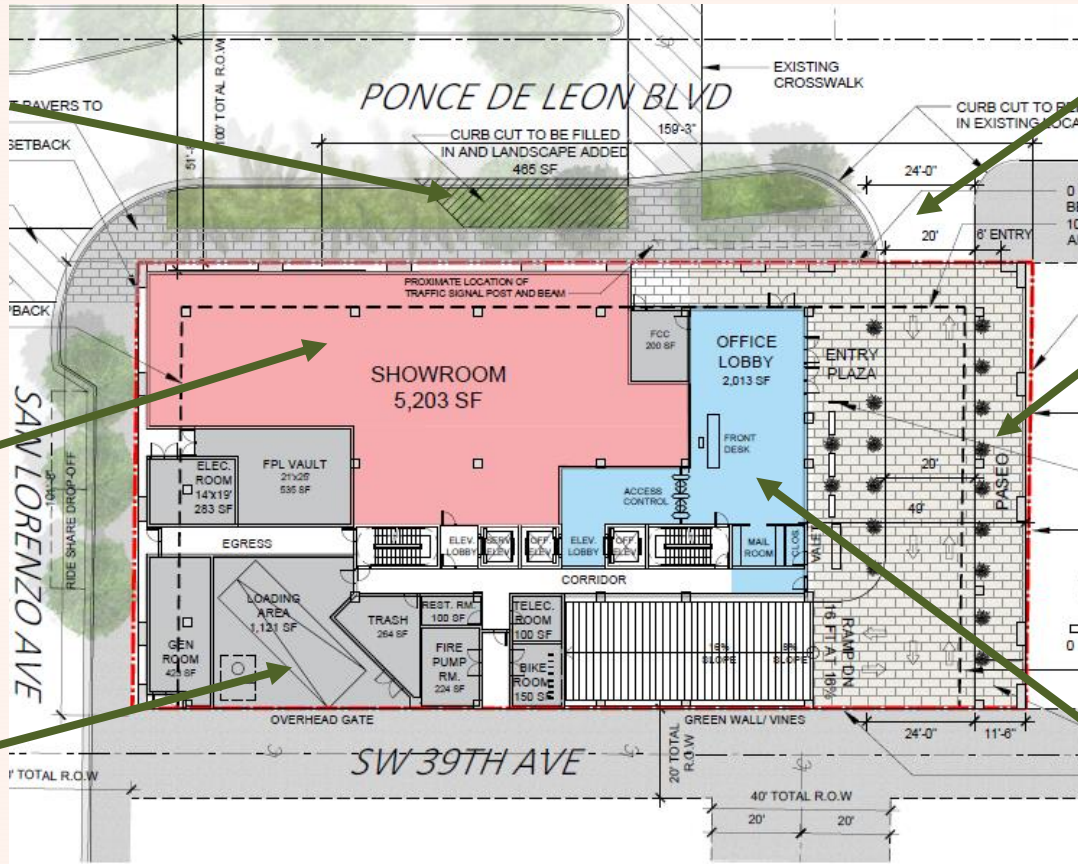
Ground Floor Showroom

Loading

Existing Curb cut

Pedestrian Paseo

Offices

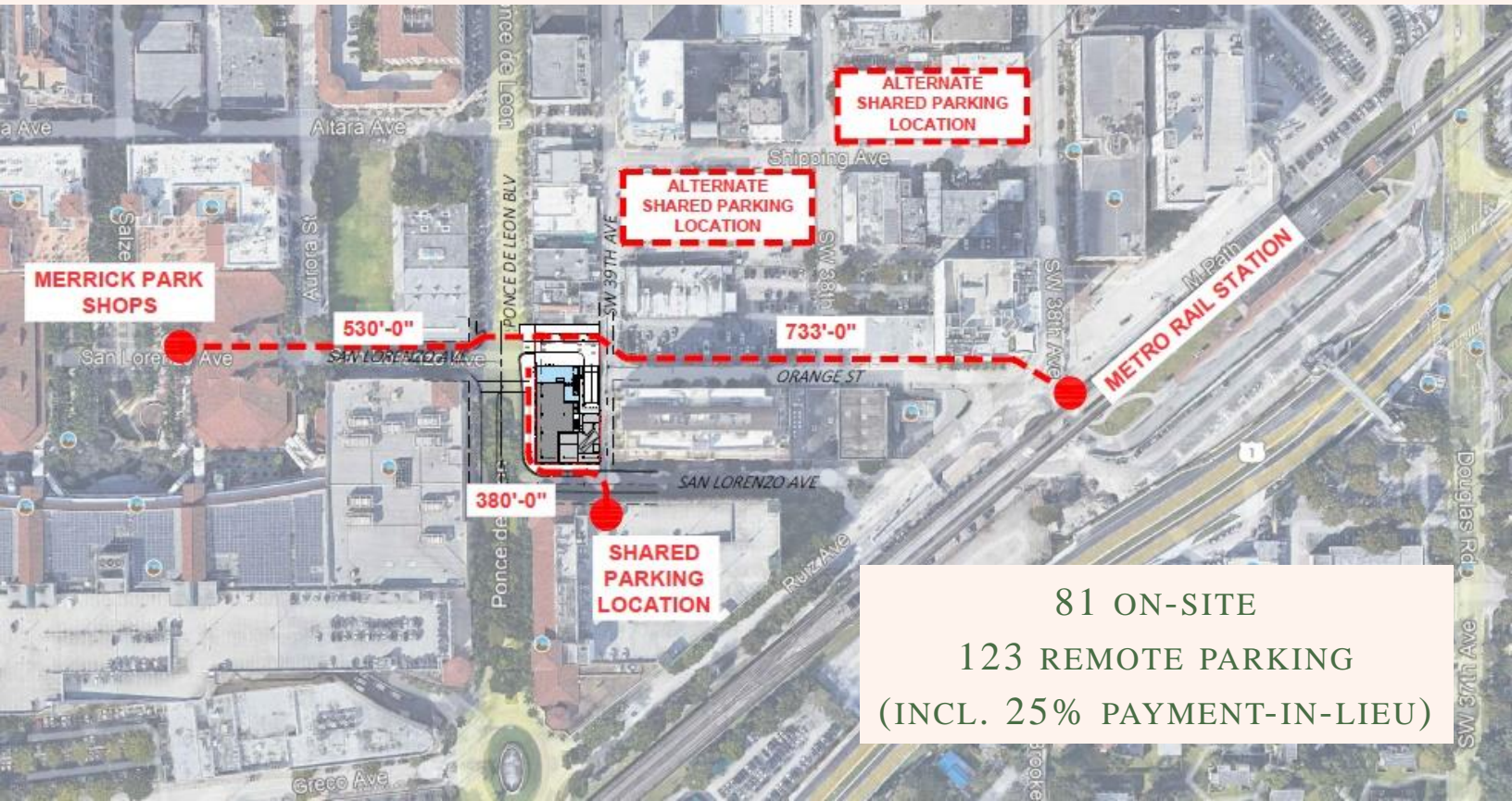


# “4311 PONCE”



	ALLOWED/REQUIRED	PROPOSED
<b>LOT AREA</b>	20,000 SQ. FT.	20,035 SQ. FT.
<b>OPEN SPACE</b>	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)
<b>DENSITY</b>	UNLIMITED	3 UNITS
<b>HEIGHT</b>	97' / 9 STORIES 120' w/ COMMISSION APPROVAL	109' / 8 STORIES
<b>FLOOR AREA RATIO (FAR)</b>	3.5 FAR (70,122 SQ. FT.)	3.48 FAR (69,709 SQ. FT.)
<b>PARKING SPACES</b>	204	81 ON-SITE / 123 REMOTE PARKING (INCL. 25% PAYMENT-IN-LIEU)
<b>BICYCLE PARKING</b>	23	27

## 2. REMOTE PARKING



**MERRICK PARK SHOPS**

530'-0"

**ALTERNATE SHARED PARKING LOCATION**

733'-0"

**ALTERNATE SHARED PARKING LOCATION**

380'-0"

**SHARED PARKING LOCATION**

**METRO RAIL STATION**

81 ON-SITE  
123 REMOTE PARKING  
(INCL. 25% PAYMENT-IN-LIEU)



# REVIEW TIMELINE

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



# PUBLIC NOTIFICATION

**3 TIMES**

**LETTERS TO PROPERTY OWNERS**

NEIGHBORHOOD MEETING, PZB, CITY COMMISSION

**3 TIMES**

**PROPERTY POSTING**

DRC, BOA, PZB

**3 TIMES**

**WEBSITE POSTING**

DRC, BOA, PZB

**1 TIME**

**NEWSPAPER ADVERTISEMENT**

PZB



# COMPREHENSIVE PLAN CONSISTENCY



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

# STAFF RECOMMENDATIONS

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REQUEST #1: MIXED-USE:

APPROVAL, WITH CONDITIONS.

REQUEST #2: REMOTE PARKING:

APPROVAL, WITH CONDITIONS.

# CONDITIONS OF APPROVAL

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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 OPEN SPACE AND PONCE DE LEON BOULEVARD STREETScape.
3. MILL/RESURFACE BOTH SIDES OF PONCE DE LEON BOULEVARD BETWEEN NORTH OF SAN LORENZO TO EXISTING ROUND-A-ABOUT.
4. TRAFFIC MONITORING FOR 3 YEARS.





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