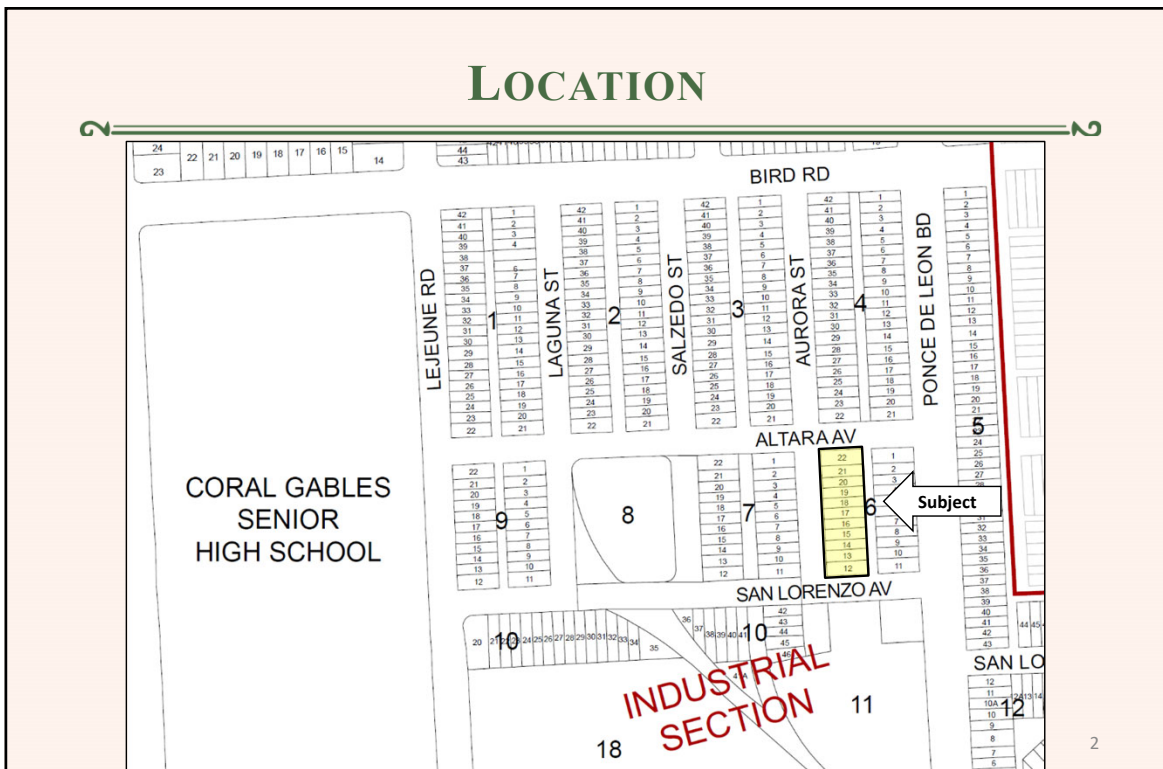




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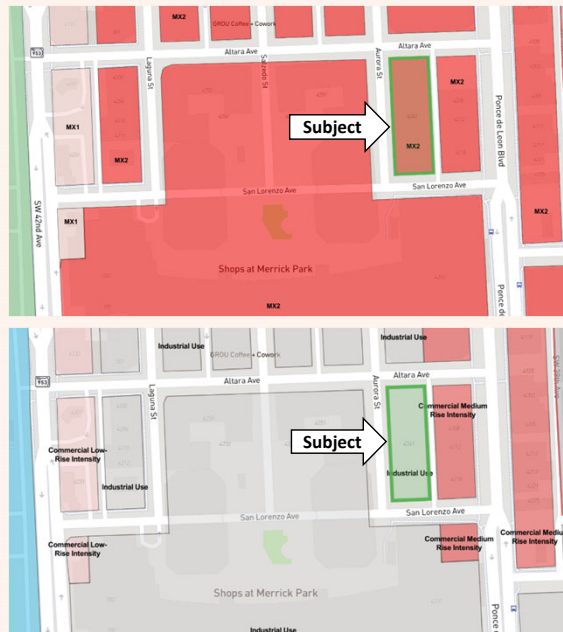
2

LOCATION



3

FUTURE LAND USE AND ZONING MAPS



4

EXISTING CONDITIONS

2

2



Subject



Subject

Shops of Merrick Park

5

5

REQUEST #1:

TRANSFER OF DEVELOPMENT RIGHTS RECEIVING SITE

REQUEST #2:

CONDITIONAL USE – MIXED USE SITE PLAN

6

6

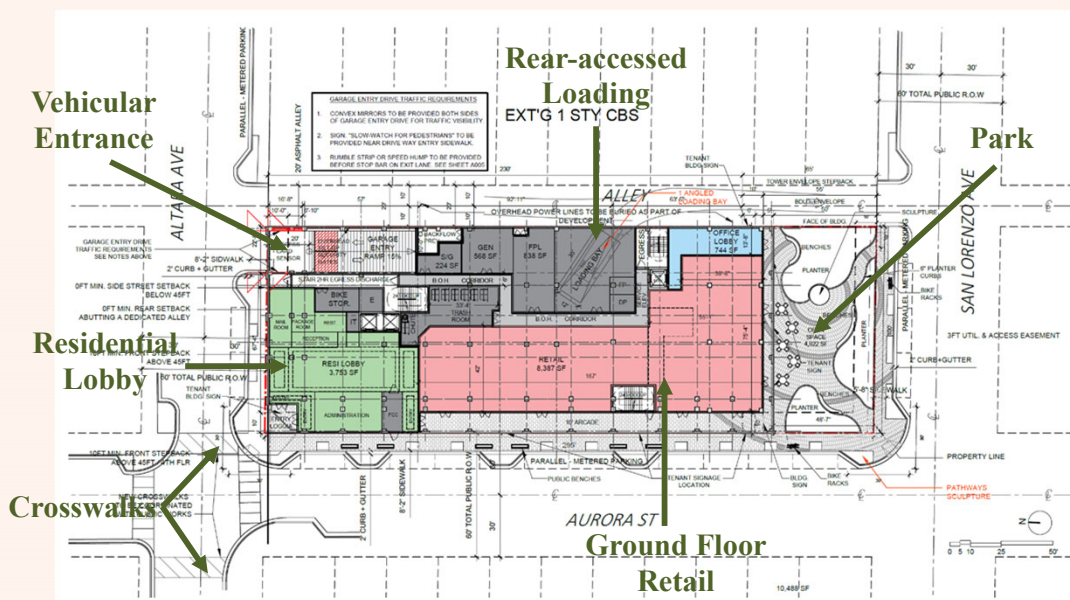
TRANSFER OF DEVELOPMENT RIGHTS

Receiving Site – 4241 Aurora St



25,812 square feet of TDRs

“4241 AURORA” MIXED-USE SITE PLAN



“4241 AURORA”

Standard	Required/Permitted	Proposed
Building Site	10,000 sq. ft.	29,500 sq. ft. (0.68 acres)
Landscaped Open Space (ground-level outdoor area, open to the sky)	2,950 sq. ft. (10% of building site)	7,681 sq. ft. (26%) (uncovered and covered)
Density	Unlimited within the Design & Innovation	80 units total
FAR (site area x 3.5) Mediterranean Design Mandatory and TDRs	29,500 sq. ft. x 3.5 = 103,250 sq. ft. + 25,812 sq. ft (25%) of TDRs	129,062 sq. ft. total
Building Height	120 ft. (10 stories) – Design and Innovation District Overlay with Commission Approval 137.5 ft. with Text Amendment	137.5' with proposed Text Amendment
Parking	Total required spaces: 126	Onsite: 136 spaces
Uses		
	<i>Office</i>	9,095 sq. ft.
	<i>Commercial</i>	8,387 sq. ft.
	<i>Residential</i>	80 units

9

9

REVIEW TIMELINE

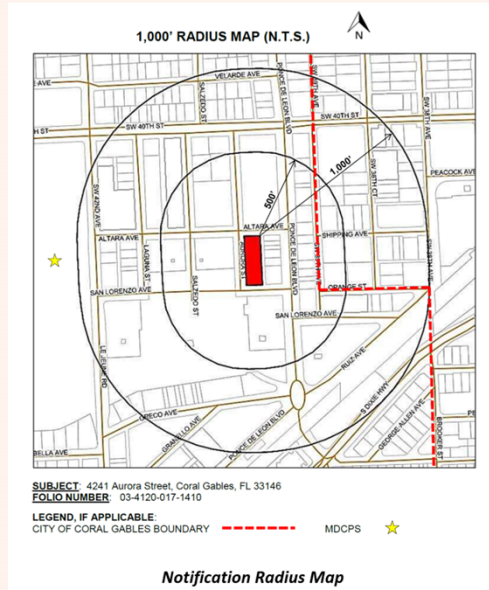
1	DEVELOPMENT REVIEW COMMITTEE: 09.30.22
2	BOARD OF ARCHITECTS: 12.01.22; 01.26.23; 02.09.23; 05.31.23; 08.03.23
3	NEIGHBORHOOD MEETING: 6.27.23
4	PLANNING AND ZONING BOARD: 09.21.23
5	CITY COMMISSION: 10.16.23

10

10

LETTERS TO PROPERTIES (1,000 FT)

2



11

11

PUBLIC NOTIFICATION

3 TIMES	LETTERS TO PROPERTIES NEIGHBORHOOD MEETING, PZB, CC
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CC

12

12

COMPREHENSIVE PLAN CONSISTENCY

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

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

1. **PARK OPEN TO PUBLIC FROM DAWN TO DUSK**
2. **CONSTRUCTION STAGING MUST KEEP SAN LORENZO AVE AND ALTARA AVE SIDEWALKS OPEN THROUGHOUT CONSTRUCTION**
3. **UNDERGROUND OVERHEAD UTILITIES ALONG ENTIRE ALLEYWAY.**
4. **LANDSCAPE REQUIREMENTS SHALL EXCEED REQUIREMENTS PROVIDED IN ARTICLE 6 OF THE ZONING CODE**
5. **STREETSCAPE IMPROVEMENTS ON SAN LORENZO, AURORA, AND ALTARA, AND PEDESTRIAN CROSSWALK AT PONCE AND ALTARA**
6. **COORDINATE WITH STAFF ON THE FINAL DESIGN OF THE PARK AND BUILDING ILLUMINATION**
7. **MODIFY EXISTING ALLEY TO OPERATE AS ONE-WAY SOUTHBOUND PRIOR TO TCO**

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4241 Aurora

TRANSFER OF DEVELOPMENT RIGHTS
RECEIVING SITE AND
CONDITIONAL USE – MIXED-USE SITE PLAN

CITY COMMISSION
OCTOBER 24, 2023

