

City Commission

Offizina


(1200 Ponce de Leon Blvd)

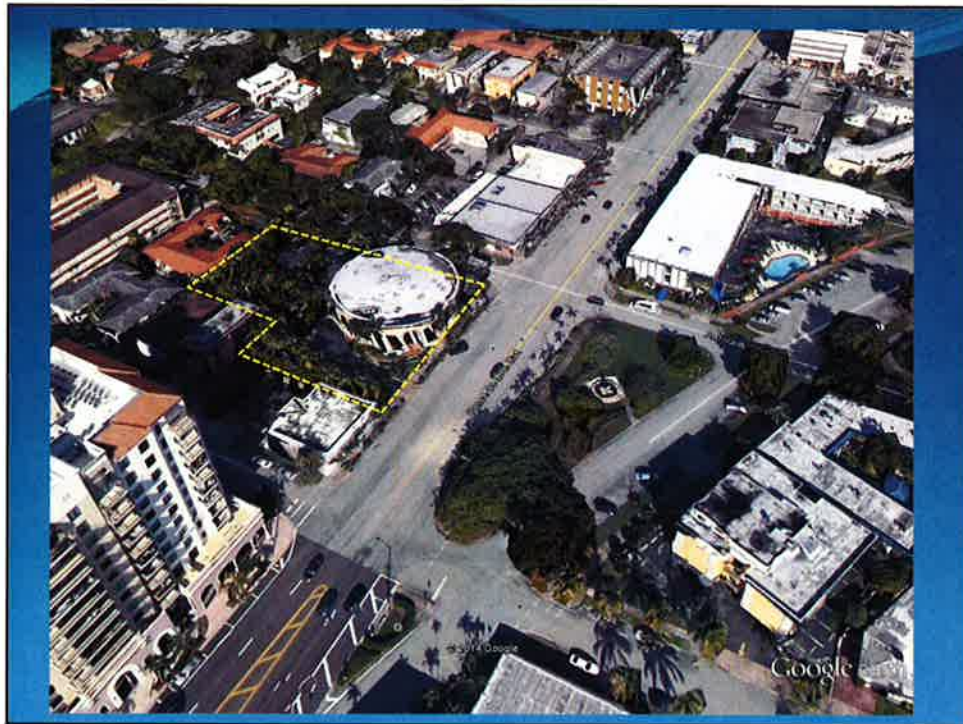
Change of Zoning
and Conditional Use Site Plan Review

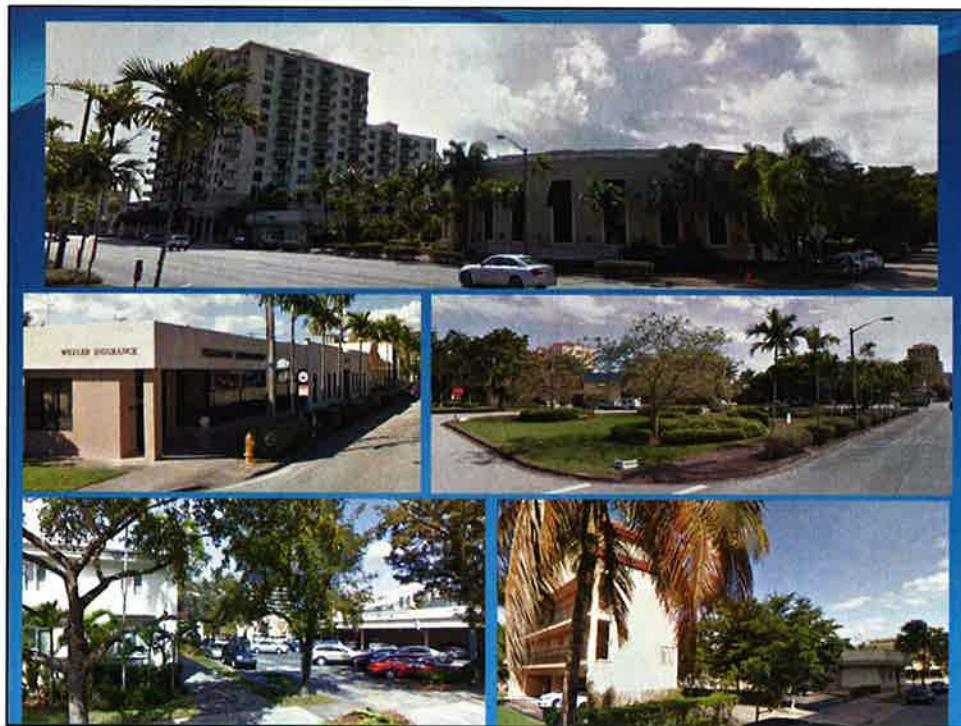
October 28, 2014

Application Request #1

- ❖ Conditional Use Site Plan Review for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 2 District (MF2)







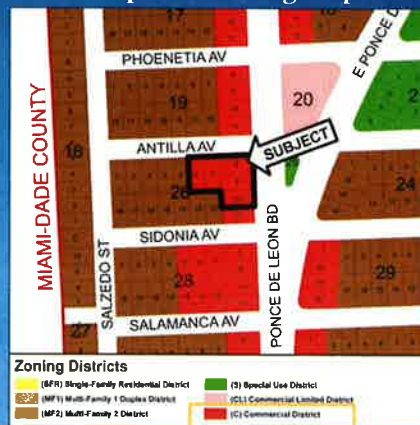
Application Request #2

- ❖ Change of Zoning from Multi-Family 2 District (MF2) to Commercial District (C) on Lots 6 and 7, Block 26, Douglas Section

Existing Zoning Map

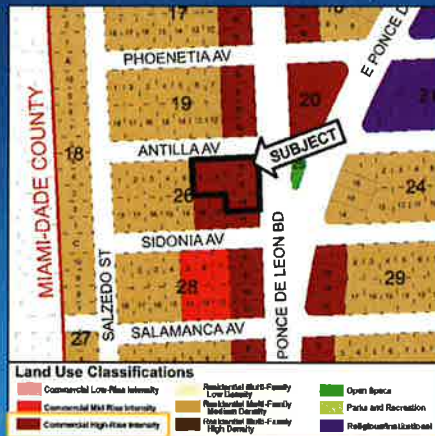


Proposed Zoning Map



Existing Designations

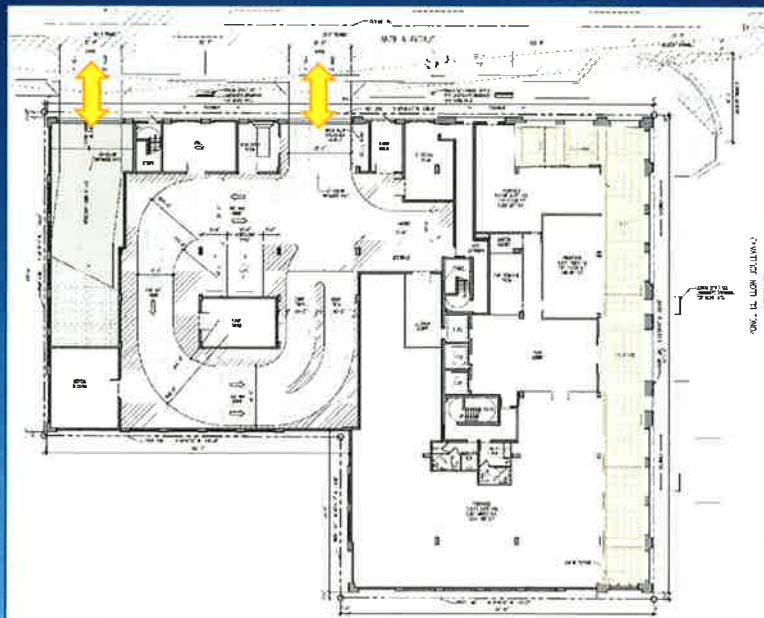
Existing Land Use Map



Existing Zoning Map



Ground Floor Plan



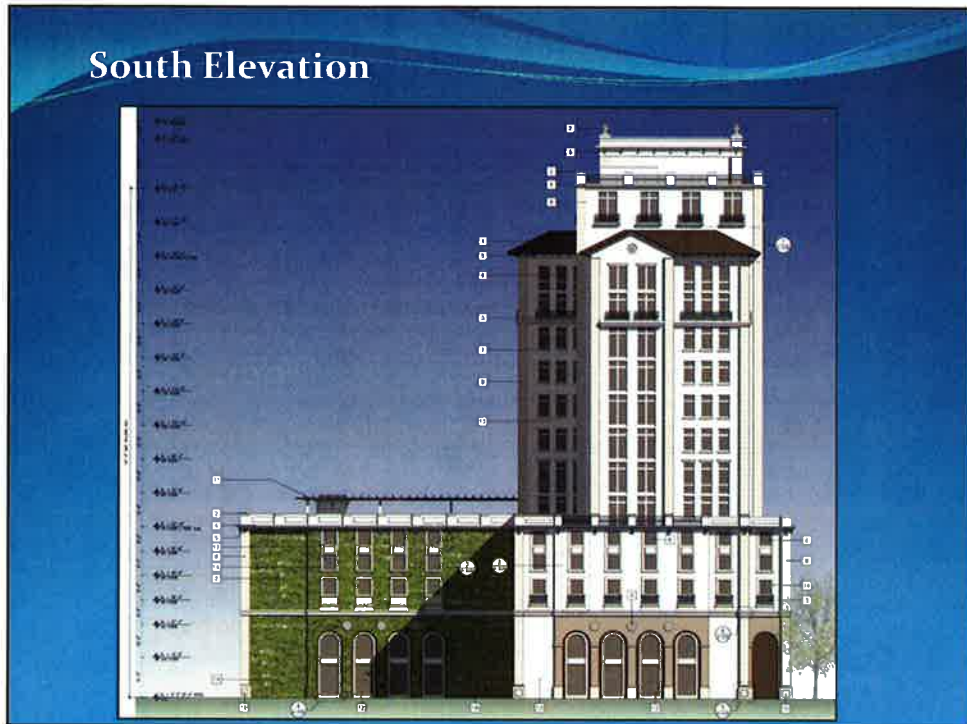
East Elevation (Ponce de Leon Blvd)



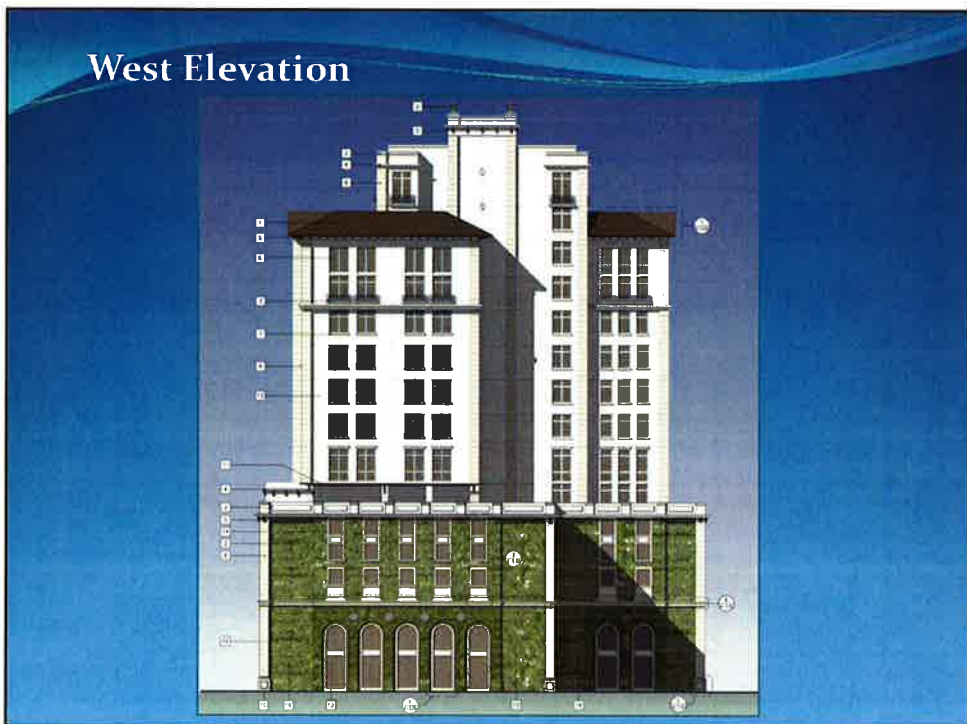
North Elevation (Antilla Ave)



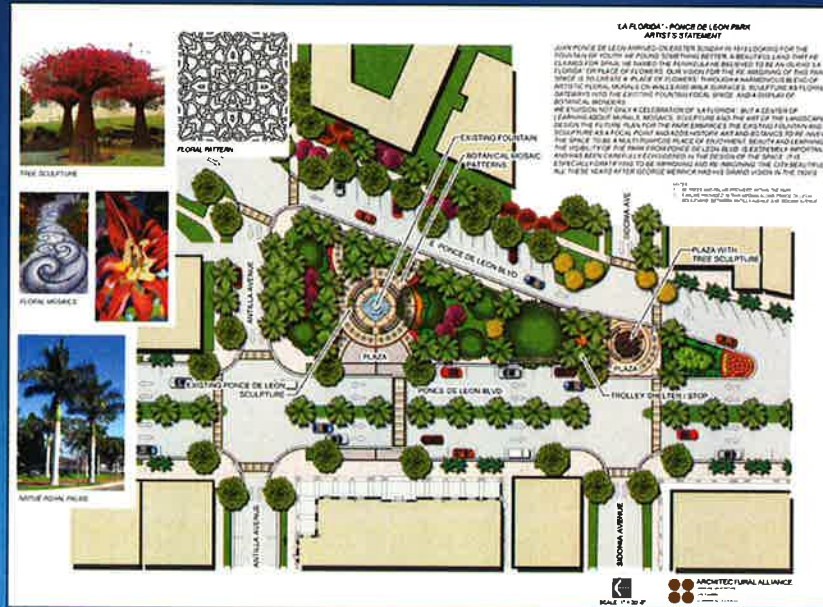
South Elevation



West Elevation



Conceptual Park Plan and Art in Public Places



Site Plan Information

Type	Permitted	Proposed
Total site area	---	28,524 sq. ft. (0.65 acres)
Floor area ratio (FAR)	3.5 FAR*	3.42 FAR
FAR x total site area =	99,834 sq. ft.	---
Total square footage of buildings	---	97,650 sq. ft.
Building height	Up to 190'-6"	17 floors / 190'-6"
Office	---	97,650 sq. ft.

Off-Street (on-site) Parking Information

Uses	Required	Proposed
Office Use (1 space per 300 sq. ft.)	326 spaces	335 spaces
Total off-street parking	326 spaces	335 spaces
Additional parking provided	---	9 spaces

Findings of Fact – Conditional Use Review

Staff finds the Application satisfies Sec. 5-115 for drive-through facilities.

- ❖ Drive-through facility will be enclosed within the building and the drive-through aisles will be screened from public view
- ❖ Improvements to existing triangular public park located across Ponce de Leon Boulevard is proposed to:
 - ❖ (1) mitigate the loss of existing landscaping on the project site
 - ❖ (2) comply with Art in Public Places requirement
- ❖ Sufficient stacking is provided so as not to interfere with pedestrian and vehicular circulation
- ❖ ATM is not proposed at this time

Findings of Fact – Change of Zoning

Staff finds the standards identified in Section 3-1404 are satisfied.

- ❖ Consistent with the Comprehensive Plan
- ❖ Continue the high-quality development occurring along the North Ponce corridor
- ❖ Rezoning for Lots 6 and 7 will correct the land use and zoning inconsistency
- ❖ Commercial District (C) zoning designation is consistent with the proposed uses

Meetings

- ❖ Board of Architects gave preliminary design approval and approval of Mediterranean Arch. bonuses on 07.03.14
- ❖ Neighborhood Meeting held 08.25.14 for property owners within 1,000 feet
- ❖ Planning and Zoning Board recommended approval (7-0) of both requests on 10.8.2014

Staff Recommendation

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** with conditions of approval



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