

# Ponce Park Residences

VACATION OF ALLEY; CHANGE OF LAND USE; RECEIPT OF TDRS; MIXED-USE SITE PLAN; AND TENTATIVE PLAT

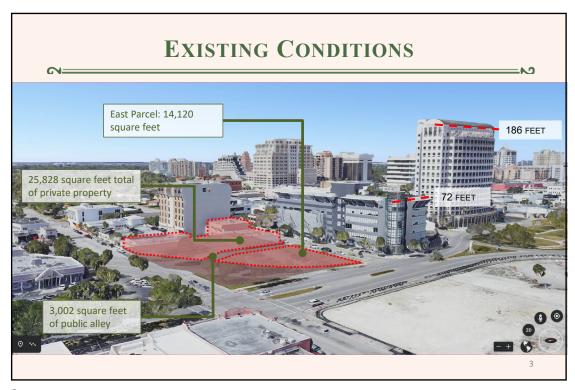
PLANNING & ZONING BOARD JUNE 8, 2022

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## LOCATION

SUBJECT

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### REQUEST #1:

VACATION OF ALLEY

#### REQUEST #2:

LAND USE CHANGE

#### REQUEST #3:

RECEIPT OF TDRS

## REQUEST #4:

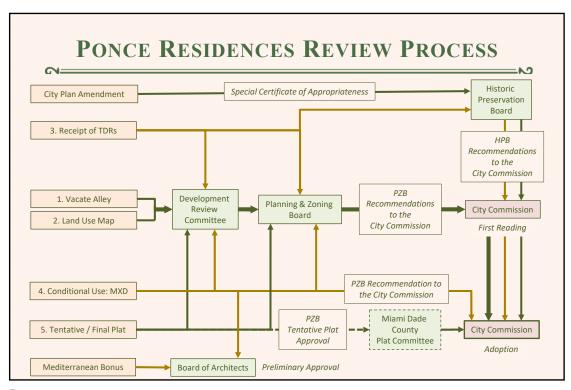
MIXED-USE SITE PLAN (CONDITIONAL USE)

### REQUEST #5:

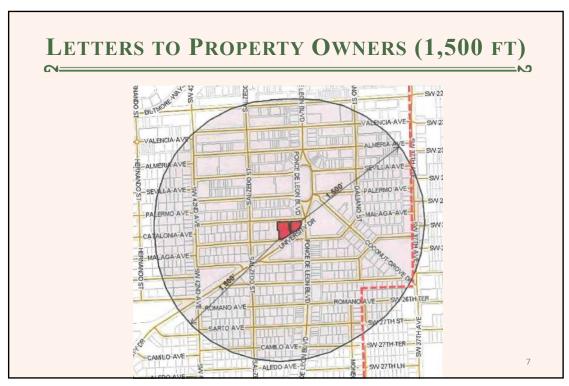
TENTATIVE PLAN

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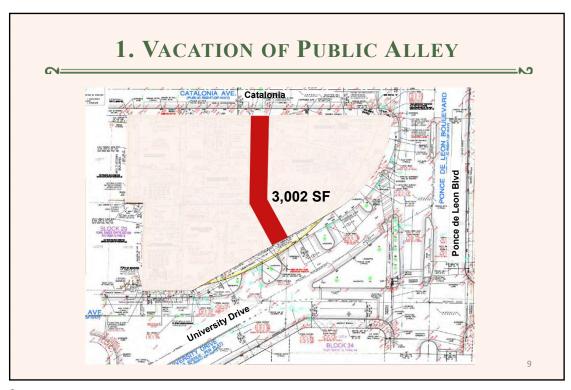
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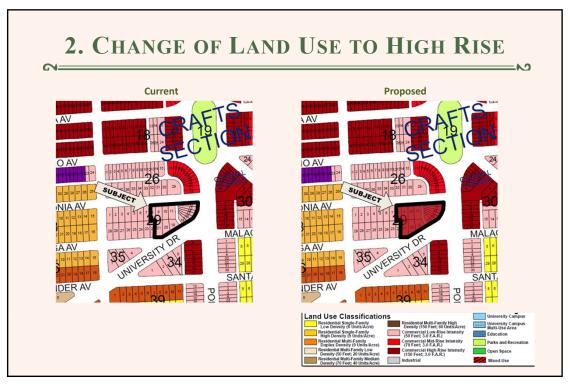


REVIEW TIMELINE		
1	DEVELOPMENT REVIEW COMMITTEE: 07.31.20	
2	BOARD OF ARCHITECTS: 11.19.20	
3	NEIGHBORHOOD MEETING: 11.24.20	
4	STAFF MEETING: 01.08.21	
5	PLANNING AND ZONING BOARD: 02.10.21	
6	PLANNING AND ZONING BOARD: 08.11.21	
7	HISTORIC PRESERVATION BOARD: 10.20.22	
8	PLANNING AND ZONING BOARD: 06.08.22	



PUBLIC NOTIFICATION		
5 TIMES	LETTERS TO PROPERTY OWNERS	
	NEIGHBORHOOD MEETING, FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB	
6 TIMES	PROPERTY POSTING	
	DRC, BOA, FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB	
5 TIMES	WEBSITE POSTING	
	DRC, BOA, FEBRUARY PZB, AUGUST PZB, JUNE PZB	
4 TIMES	NEWSPAPER ADVERTISEMENT FEBRUARY PZB, AUGUST PZB, MAY PZB, JUNE PZB	





## 3. RECEIPT OF TDRS

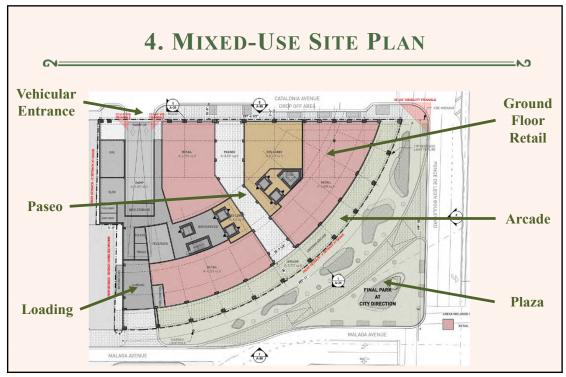
AN INCREASE OF UP TO 25% OF PERMITTED GROSS FAR AND APPROVED MEDITERRANEAN ARCHITECTURAL STYLE BONUSES.

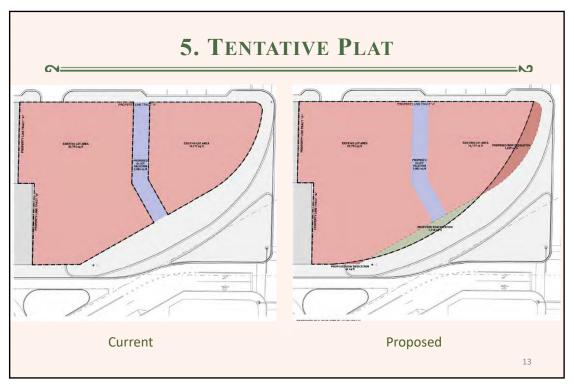
REQUEST: 37,581 SQUARE FEET (PER DISPUTE RESOLUTION)

#### REVIEW PROCESS FOR APPROVAL

- ☐ HPB REVIEW AND APPROVAL
- □ PZB REVIEWS THE "RECEIVING SITE" PLAN
- ☐ CITY COMMISSION REVIEWS AND ADOPTS FOR THE TRANSFER

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## COMPREHENSIVE PLAN CONSISTENCY

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

## STAFF RECOMMENDATIONS

# STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL**.

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

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- 1. \$1,000,000 of in-kind improvements to the University right-of-way and abutting park, including maintenance of Park, prior to temporary Certificate of Occupancy or within 1 year after approval, whichever occurs first.
- 2. Undergrounding of overhead utilities.
- 3. Off-site Public Realm improvements as identified in plans and proffered by Applicants.
- 4. Annual Traffic monitoring for 3 years.



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