



## City Commission

### 4311 Ponce (4311 Ponce de Leon Blvd)

Mixed Use Site Plan Review  
December 16, 2014

## Application Request

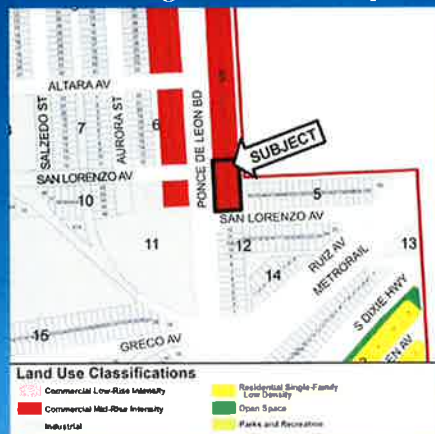
❖ Mixed Use Site Plan Review (MXD)



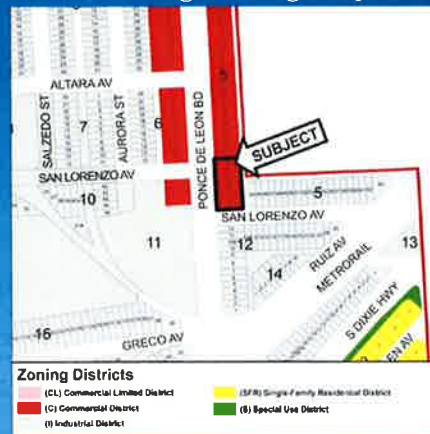


## Land Use and Zoning Designations 8 Lots (Lots 36-43)

Existing Land Use Map



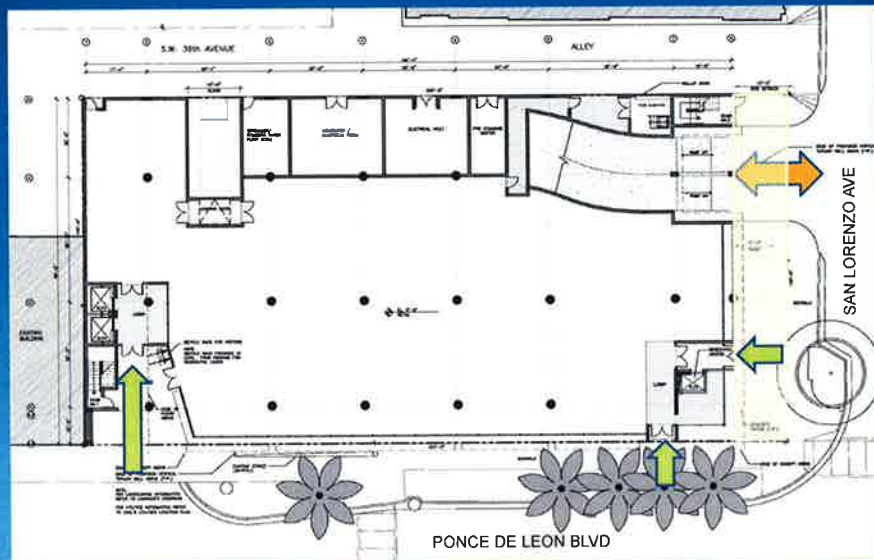
Existing Zoning Map



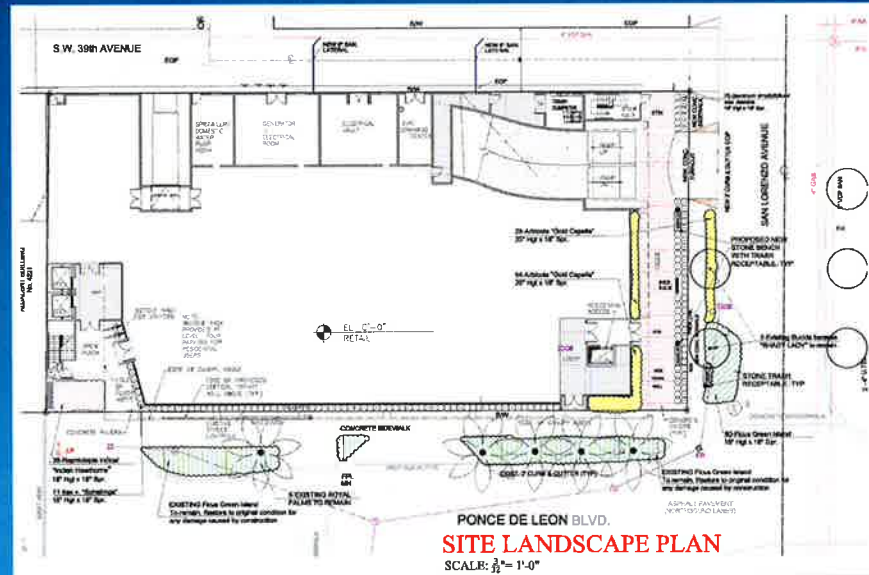
### 3D Rendering



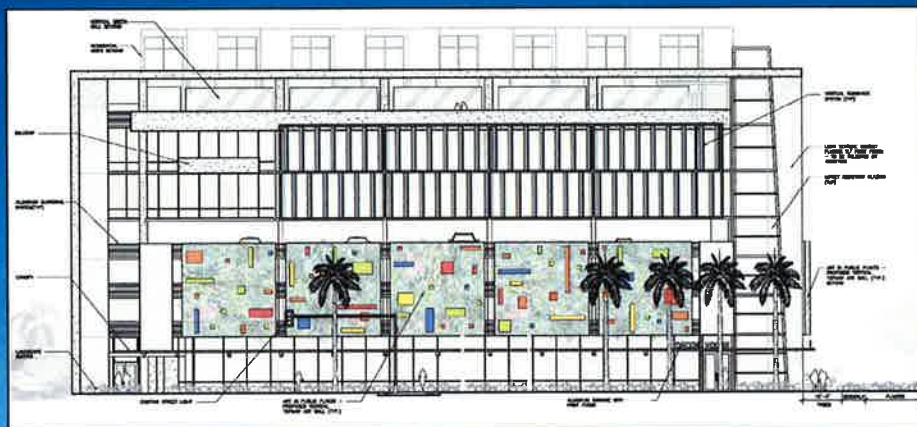
### Ground Floor Plan



## Landscape Plan

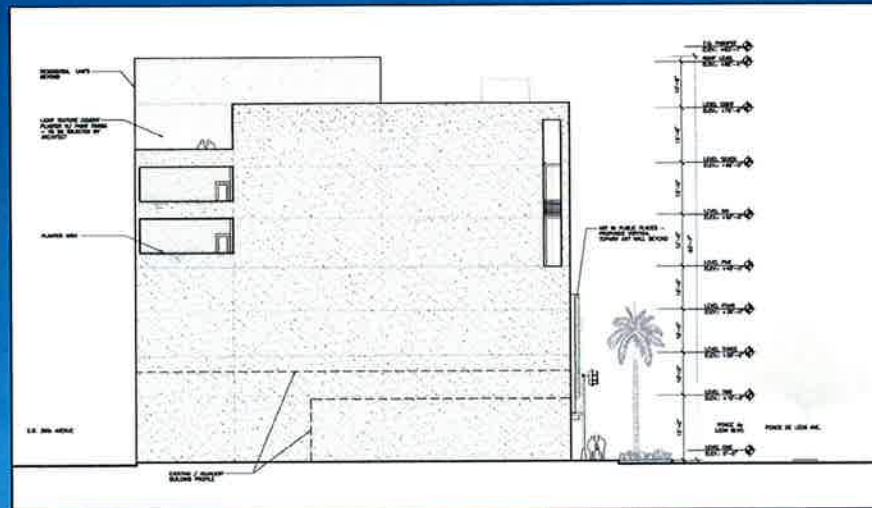


## West Elevation (Ponce de Leon Blvd)





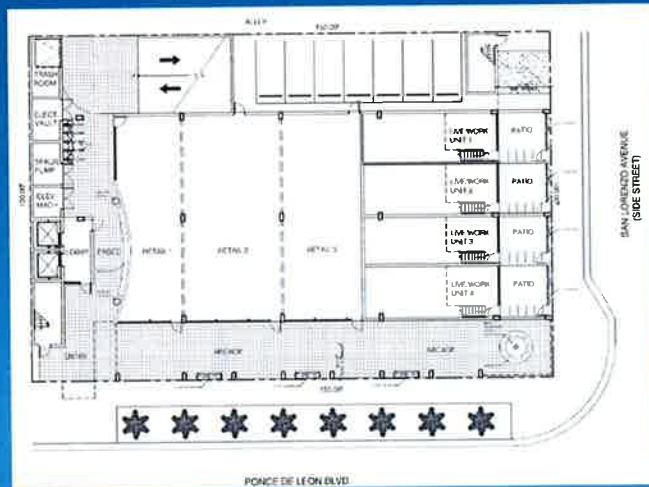
## North Elevation (Interior Side)



## Legislative History 6 Lots (Lots 38-43)

- ❖ Resolution No. 2008-38 (adopted 03.11.08) – Approved mixed use site plan on 6 lots:
  - ❖ 7-story / 83'-6" high with a penthouse (to 95'-6")
  - ❖ 46,150 sq. ft. of primarily commercial office and ground floor retail space
  - ❖ 4 live/work residential units on 1<sup>st</sup> floor
  - ❖ 182 parking spaces provided, 83 of which are mechanical lifts, within 3 levels of parking

## Legislative History



## Legislative History



- ❖ Prior request did not step back all sides of the building 10 feet above the 45' building height
- ❖ Staff at the time erred by not requiring step back as required

## Legislative History



## Site Plan Information

Type	Permitted	Proposed
Total site area	---	20,035 sq. ft. (0.46 acres)
Floor area ratio (FAR)	3.5 FAR	2.76 FAR
FAR x total site area =	70,123 sq. ft.	---
Total square footage of buildings	---	55,178 sq. ft.
Building height	Up to 100'-0"	8 floors / 93'-7"
Retail	---	11,457 sq. ft.
Office	---	24,133 sq. ft.
Residential	No density limitation within MXOD	8 two-bedroom units

### Off-Street (on-site) Parking Information\*

Uses	Required	Proposed
Residential Units	16 spaces	16 spaces
Retail Use	46 spaces	46 spaces
Office Use	82 spaces	82 spaces
Total off-street parking	144 spaces	145 spaces
Additional parking provided	---	1 space

\* Zoning Data provided by applicant, See Sheet 6.1 of applicant's submittal package.

- ❖ Loss of 1 on-street parking space
- ❖ Vertical topiary art walls as public art require approval by the Arts Advisory Panel, Cultural Development Board, and Board of Architects prior to City Commission's submittal

## Setbacks / Stepbacks

The proposed Application **does not** comply with Section 4-201.E for mixed-use projects:

1. Provide **10' foot front setback** (Ponce de Leon) for building over 45' in height (0' provided for building height of 93'-7"); or
2. To reduce required front setback, provide **10' foot stepback** for building exceeding 45' in height on **all sides** (0' provided)

## Setbacks

Type	Required*	Proposed
Front setback bldg. height > 45' (Ponce de Leon Blvd)	10 ft.	0 ft.
Side street setback (San Lorenzo Ave)	15 ft.	15 ft.
Interior side setback (north)	0 ft.	0 ft.
Rear setback (SW 39 <sup>th</sup> Ave)	0 ft.	0 ft.

\* Setback reductions may be awarded for MXD projects approved for Mediterranean style design bonuses. Setback reductions are only permitted for MXD projects subject to providing vertical building stepbacks.

## Stepbacks

Type	Required*	Proposed
Front stepback (Ponce de Leon Blvd)	0' up to 45' and 10' over 45' bldg. height	Complies for habitable space only
Side street stepback (San Lorenzo Ave)	0' up to 45' and 10' over 45' bldg. height	None - Does not comply
Interior side stepback (north)	0' up to 45' and 10' over 45' bldg. height	None - Does not comply
Rear stepback (SW 39 <sup>th</sup> Ave)	0' up to 45' and 10' over 45' bldg. height	None - Does not comply

\* Vertical building stepbacks are required for MXD buildings when setback reductions are requested.

## MXD Projects with Stepbacks

Village Place



## MXD Projects with Stepbacks DYL



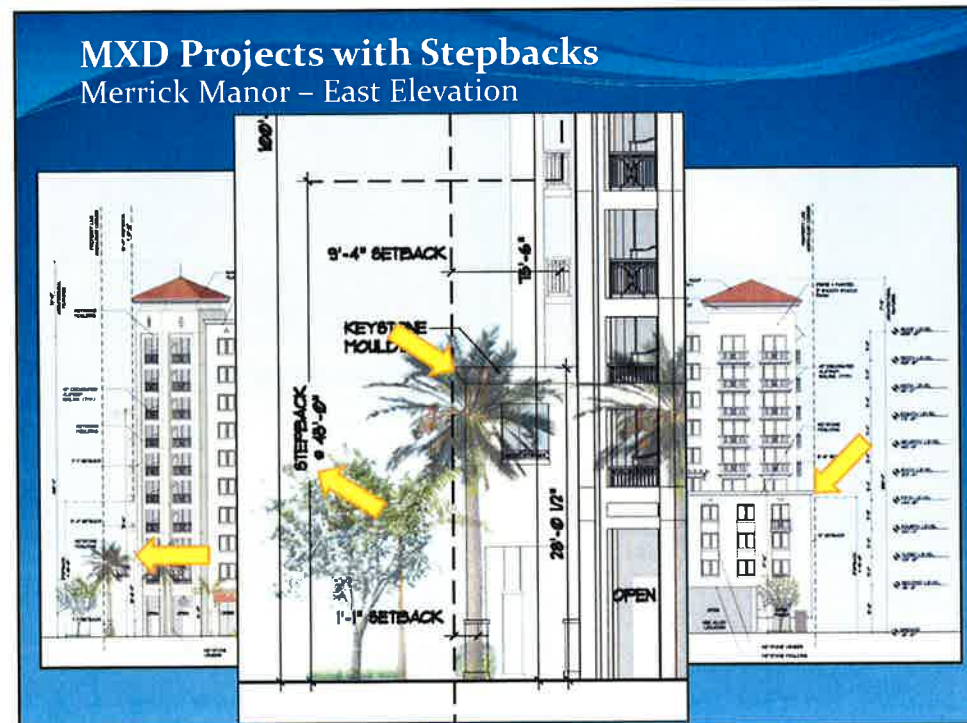
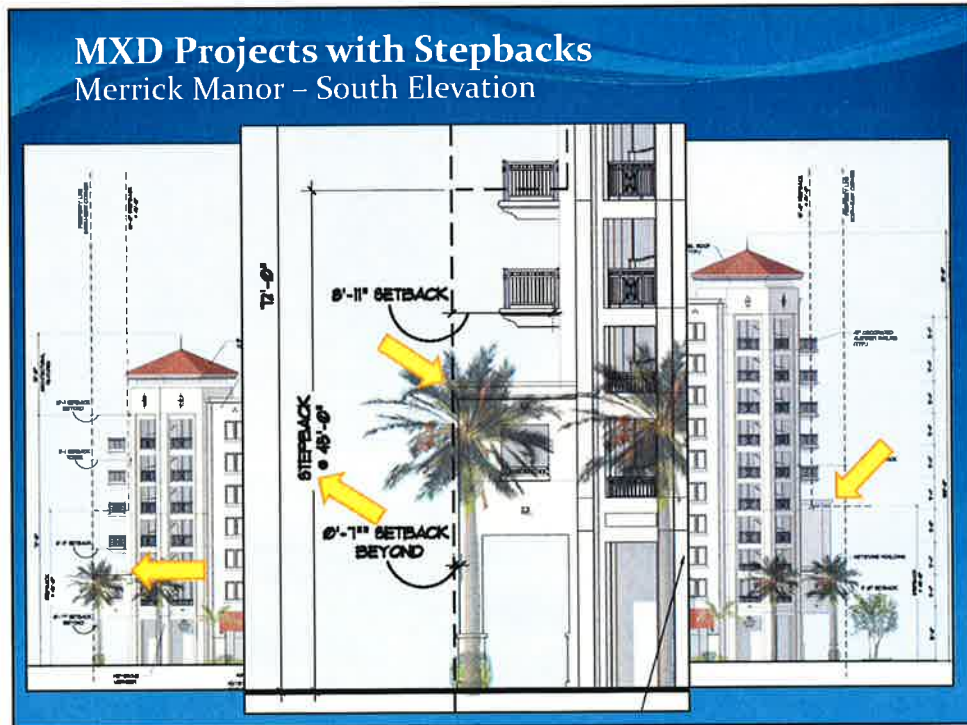
## MXD Projects with Stepbacks Gables Gateway



North Elevation



South Elevation



## MXD Projects with Stepbacks

4535 Gables Ponce II



## Review Status

- ❖ Board of Architects approved preliminary on 6.12.14
- ❖ Building setback/stepback not in compliance with the Zoning Code
- ❖ Traffic comments have been addressed
- ❖ Landscape comments have been addressed with recommended conditions if project is approved
- ❖ Neighborhood meeting was held on 10.28.14 per code

## Findings of Fact – Mixed Use Site Plan Review

Staff finds the standards in Section 3-408 are not satisfied.

- ❖ Inconsistent with the Comprehensive Plan Policy DES-1.1.5
- ❖ Does not comply with Zoning Code's setback/stepback for a mixed use project
- ❖ Does not comply with the Zoning Code's MXOD provisions

## Recommendation

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends denial.
- ❖ On 11.12.14, the Planning and Zoning Board motion to approve resulted in no recommendation (3 yes, 2 no), as four votes are required to adopt a motion.



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