

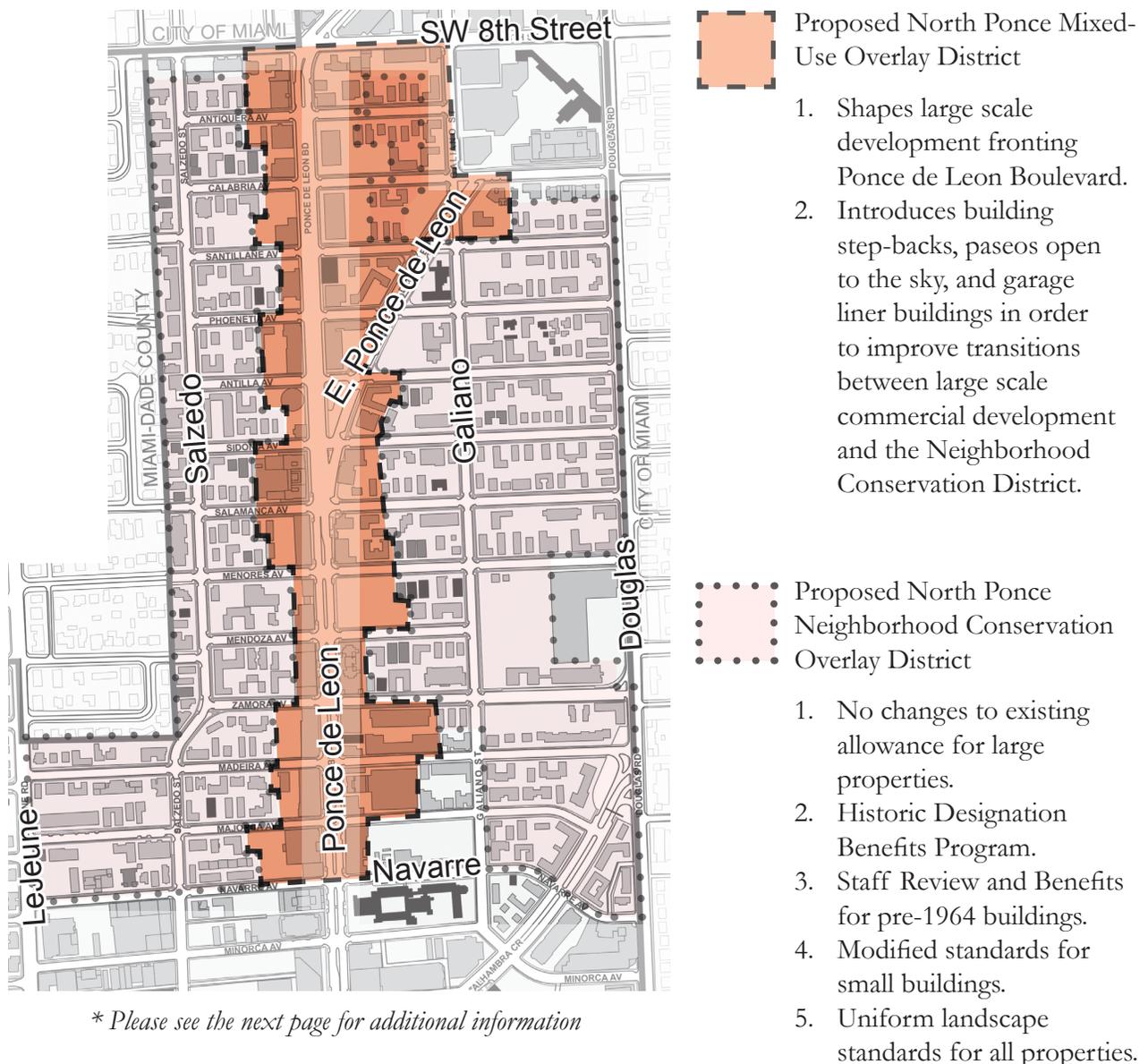
North Ponce Mixed-Use Overlay District

Executive Summary

August 2016

The purpose of the North Ponce Mixed-Use Overlay District is to shape beautiful streets and public spaces and to improve the transition from large-scale commercial and mixed-use development on Ponce de Leon Boulevard to the mid-rise Neighborhood Conservation District to the east and west. This Overlay District has been developed through neighborhood involvement and feedback.

These amendments are presented for discussion at this time, in order to obtain feedback as the Zoning Code and Comprehensive Plan amendments are drafted. A minimum of three public hearings before the Planning and Zoning Board and the City Commission will be held at a future date to consider the North Ponce Mixed-Use Overlay District



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	<i>Current Regulations</i>	<i>Proposed Regulations</i>
Eligible Areas for Mixed-Use Buildings	Commercial (C) Zone Properties facing Ponce de Leon Boulevard	All properties within the Mixed-Use Overlay Boundary, including Multi-Family 2 (MF2) Zone Properties
Site Specific Zoning Regulations	Voided for Mixed-Use Projects	Voided for Mixed-Use Projects
Minimum Site Area	20,000 Square Feet	35,000 Square Feet and at least 150 Feet of Frontage on Ponce de Leon Boulevard
Uses	Uses determined by the Underlying Zoning District (C, MF2). Commercial uses not permitted in MF2 Zone.	Uses determined by the Underlying Zoning District (C, MF2). Commercial uses not permitted in MF2 Zone.
Height	Commercial (High Rise Land Use) - 190'6" Commercial (Mid Rise Land Use) - 97' MF2 - varies	Commercial (High Rise Land Use) - 190'6" Commercial (Mid Rise Land Use) - 97' MF2 - 70'
Floor Area Ratio (FAR)	Commercial - 3.5 Multi-Family 2 - varies	Commercial - 4.375 (TDR Receiving Site) Multi-Family 2 - 2.0
Density	Commercial with MXD - 125 units / acre Multi-Family 2 - 50 units / acre	Commercial with MXD - 125 units / acre Multi-Family 2 - 50 units / acre
Transfer of FAR and Density within project across two different Zoning Districts	Not permitted	Permitted, as long as use, height, setbacks, and stepback requirements are met for each zoning district.
Building Stepbacks	none	30' building stepback at 97' of building height along Ponce de Leon Boulevard
Paseos	Required for projects with over 250 of street frontage; can be covered	Mandatory 20' wide Paseo open to the sky where the MXD boundary meets the Neighborhood Conservation District.
Parking Garage Liner	Not required	60' depth for ground floor on Ponce 30' depth for upper levels on Ponce 30' depth for all levels on Paseo
Driveways and Loading	Prohibited on Ponce de Leon Boulevard	Prohibited on Ponce de Leon Boulevard
Mediterranean Architecture	Required	Required