

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: July 19, 2022

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2022-08 – Second Reading – amending the City’s Official Zoning Map by approving a residential planned development, major site plan, conditional use permit and sustainable bonus requests for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street to construct an approximately 3-story, 60-unit multi-family mid-rise residential structure

SUMMARY:

The proposed project (Detroit Street Planned Development) is multi-family 3-story development with 60 units generally located south of 2nd Avenue North between Buffalo Street and Detroit Street. The subject site +/- 2.4.14 acre site is currently vacant in the Mixed Use – West Zoning District. The applicant, Brie Lemmerman of Pacific Land Holdings, LLC, is requesting approval of the following for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street:

- A planned development and major site plan request to construct an approximately 3-story, 60-unit multi-family mid-rise residential structures (two buildings).
- A conditional use permit request to develop a multi-family residential structure with sixteen 3-bedroom units and forty-four 2-bedroom units.
- A Sustainable Bonus request for an additional 1- story (approximately 6’) of bonus height. Project is approximately 36’ high and is 43’ 10.5” to top of the roof peak.

The Applicant is proposing a multi-family development on a 2.414-acre vacant lot with the purpose of improving the area while contributing to the surrounding mix of uses that promote walkable and interconnected uses with a mix of densities and intensities and access to transit, bicycle, pedestrian, and other modes of transportation.

BACKGROUND AND JUSTIFICATION:

As outlined in the staff report, the proposed planned development meets all standards and requirements as outlined in the City’s Land Development Regulations (LDRs) and Comprehensive Plan. The application has eliminated the previously proposed parking reduction and is providing 19 on-street parking spaces for a total of 109 parking spaces for the project.

The proposed project will also implement the Sustainable Bonus Incentive Program to attain an increase in height (+/- 6 feet) and an additional story which in exchange will contribute to the purpose of the comprehensive plan to incorporate sustainable design features, community-based improvements and overall design excellence as part of a development proposal. Per condition of approval, the applicant shall be required to pay 50% of the sustainable bonus incentive value to the City in the amount of \$79,950. For the remaining 50% of the incentive award value (\$79,950), the applicant is proposing a Florida Green Building certification (\$39,975) as well as the creation of on-street parking with landscape islands and street trees.

The total required payment by the applicant to the City for the additional height and 1 - story is \$79,950. The proposed qualifying improvements are anticipated to have a value greater than or equal to remaining 50% of the incentive award value (\$79,950).

Additional background, history and justification can be found in the attached documentation, including the advisory board staff report.

The Planning & Zoning Board unanimously recommended approval to the City Commission at the June 15, 2022 meeting with a modification to a condition of approval to require a minor site plan to reflect the on-street parking.

The City Commission unanimously approved the subject ordinance on first reading at the June 21, 2022 hearing with modifications to the conditions of approval requiring a subsequent minor site plan to allow staff to formally review the revised site plan submitted on 6/22/22 addressing the proposed on-street parking with landscape islands and street trees and the tree diamonds in the parking area.

MOTION:

Move to approve/disapprove Ordinance No. 2022-08 amending the City's Official Zoning Map by approving a residential planned development, major site plan, conditional use permit and sustainable bonus requests for Detroit St/ Buffalo St at 7 Detroit Street and 26 Buffalo Street to construct an approximately 3-story, 60-unit multi-family mid-rise residential structure.

ATTACHMENT(S):

Ordinance 2022-08
Applicant's Revised Site & Landscape Plans (6/22/2022)
PZB Staff Report
Site Plan Package