

STAFF REPORT REGULAR MEETING

AGENDA DATE: September 19, 2023

DEPARTMENT: Community Sustainability

TITLE:

Ordinances 2023-17 & 2023-18 – Second Reading – A privately-initiated small-scale Future Land Use Map (FLUM) amendment and Zoning Map amendment (rezoning) for the project known as “Madison Terrace” located at 821 South Dixie Highway

SUMMARY:

The subject map amendments comprise a portion of the concurrently proposed Madison Terrace Planned Development, which would allow for the redevelopment of a total of 1.8134 acres with 176 affordable units that are income restricted. According to the applicant’s justification statement, the project will be financed with low-income housing tax credits provided by the federal government. The project will be required to remain affordable housing for a period of at least 50 years. The rental rates are based on 80% of the Area Median Income (AMI). At least 10% of the units have “Extremely Low Income” ELI rental rates based on a maximum of 30% of the AMI. The average rental rate for all apartment units cannot exceed 60% of AMI. Furthermore, the amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report for each request.

The requests are:

- A FLUM amendment from the Mixed Use – East (MU-E) future land use to Transit Oriented Development (TOD) future land use (Ordinance 2023-18)
- A Rezoning from the Mixed Use – Dixie Highway (MU-DH) zoning district to the Transit Oriented Development – East (TOD-E) zoning district (Ordinance 2023-17)

The data and analysis section of this staff report for the FLUM amendment was prepared in accordance with the requirements of F.S. 163.3177 and provides relevant and appropriate data based on the City’s community goals and vision and consistency with the level of service requirements. The proposed FLUM amendment is eligible for processing as a small-scale future land use map amendment per F.S.163.3187. If adopted, the proposed amendment would be sent to the Florida Department of Economic Opportunity (DEO) upon adoption and become effective 31 days after adoption if not challenged within 30 days.

The data and analysis section of this staff report for the concurrent Zoning Map amendment analyzes the proposed request for consistency with the City’s Comprehensive Plan, Strategic Plan, and LDR Section 23.2-36(4): Review Criteria for the Rezoning of Land.

BACKGROUND AND JUSTIFICATION:

On June 28, 2023, the applicant held a meeting with neighborhood residents at 1121 Lucerne Avenue. Notices were mailed to all property owners within 400 ft of the project on June 9, 2023, and signs were placed on the property on June 9, 2023. There were twelve (12) attendees at the meeting. Residents asked questions about the project’s security features, site design, parking, the sustainable features of the project, and general questions about the units and how the property will be managed. The applicant also created a project webpage: <http://www.madisonterraceseniors.com/>

The **Planning and Zoning Board (PZB)** unanimously recommended approval of the proposed FLUM and rezoning at their August 2, 2023 meeting.

The proposed FLUM amendment request is consistent with the purpose, intent, and requirements of the Comprehensive Plan. The proposed rezoning is also consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs:

- The amendments are consistent with the City's goals to encourage the location and development of compact sustainable residential units near transit stops.
- The amendments are consistent with the Strategic Plan's goals of diversifying housing options and the expansion of jobs.
- The amendments are supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the respective Comprehensive Plan and Strategic Plan Analysis sections of this report; and
- The FLUM amendment is supported by data and analysis prepared in accordance with the requirement of F.S. 163.3177 that provides relevant and appropriate data based the City's community goals and vision and consistency with level of service requirements.
- The Zoning Map amendment is consistent with the proposed FLUM amendment.

The **City Commission** unanimously voted to approve the proposed FLUM and rezoning at their August 15, 2023 meeting.

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

MOTION:

Move to approve/disapprove Ordinances No. 2023-18 (FLUM) on second reading / adoption.

Move to approve/disapprove Ordinances No. 2023-17 (rezoning) on second reading / adoption.

ATTACHMENT(S):

Ordinance No. 2023-18 & 17
PZB Staff Report