

STAFF REPORT REGULAR MEETING

AGENDA DATE: October 21, 2025

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2025-12 – Second Reading – Major Planned Development Amendment for the project commonly referred to as “Madison Terrace,” including amendments to the following associated applications: Mixed Use Urban Planned Development (residential only), Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, Affordable/Workforce Housing Program, and Transfer of Development Rights

SUMMARY:

The Applicant, Michael J. Oliver with New South Residential LLC, on behalf of Madison Terrace, LLC and SP Tract 4, LLC, is requesting approval of Ordinance 2025-12, which is a Major Planned Development Amendment to increase total site area and dwelling units of a previously approved planned development (Ordinance 2023-16), as well as associated alterations to the site plan and building plans including additional FAR, increased building height, and alterations to surface parking. The amendment is inclusive of the following application types:

- **Mixed use urban planned development (residential only)** to construct two six-story buildings with a total of 182 dwelling units
 - Waivers: TDR fees (continued from Ordinance 2023-16), parking rate of 0.7 spaces/unit (continued from Ordinance 2023-16)
- **Major site plan** for a residential development greater than 7,500 square feet
- **Conditional use permit** for a multi-family residential use greater than 7,500 square feet
- **Sustainable bonus incentive program (SBIP)** for additional density, intensity (FAR), and height
- **Transfer of Development Rights (TDR)** for additional density and height
- **Affordable/Workforce Housing Program (AWFH)** for additional density, reduction in the gross living area for dwelling units, and reduction of the required parking

BACKGROUND AND JUSTIFICATION:

At the City Commission meeting on September 19, 2023, the subject properties (with the exception of 822 South H Street) received approval for a project commonly known as Madison Terrace, which included the creation of a Mixed Use Urban Planned Development (Residential Only), Development of Significant Impact, Major Site Plan, Conditional Use, Right-Of-Way Abandonment, Sustainable Bonus Incentive Program, Affordable/Workforce Housing Program, Transfer of Development Rights, Rezoning, and Future Land Use Map Amendment (Ordinances No. 2023-16, 2023-17, and 2023-18).

The 2023 approval included a 176-unit age-restricted senior apartment development with two six-story buildings, each with pedestrian entrances fronting South Dixie Highway. Parking was approved on surface parking lots and on the ground floor of both buildings with vehicular access from South H Street. As part of the planned development, multiple waivers were approved by the City Commission:

- Waiver of the Transfer of Development Rights (TDR) fees
- Waiver of the minimum parking requirements, with a rate of approximately 0.7 parking spaces provided per unit
- Reduction in terminal landscape island width
- Elimination of required landscape strips between rows of parking
- Reduction of the landscape buffer width adjacent to 822 South H Street

A site plan amendment was submitted and approved administratively in December 2024 to address condition of approval #12 from Ordinance 2023-16, including corrections to the site data table, reduction of overall impermeable surface coverage, adding parking space wheel stops, updates to the photometric plan, and corrections and updates to the landscape plans.

Conditions of approval in Ordinance 2023-16 required that a final plat with all necessary easements be recorded prior to the issuance of a Certificate of Occupancy for the buildings. A plat application was brought to the Planning and Zoning Board (PZB) in October 2024; however, the property owners subsequently acquired an additional adjacent parcel (822 South H Street), which altered their phase lines and plat request. An updated plat application to arrange the existing six (6) parcels into two (2) new parcels was brought to the PZB in May 2025 and was approved by the City Commission on June 17, 2025.

The acquisition of the additional parcel also prompted the subject application for a major amendment to the Planned Development to allow for the development of additional dwelling units, as well as associated alterations to the site plan and building plans including additional FAR, increased building height, and alterations to surface parking. Per LDR Section 23.3-5(f), amendments to an existing planned development master plan which include an increase in the total number of residential dwelling units or any boundary change cannot be administratively approved by the Development Review Official (DRO, Director of Community Sustainability).

The subject amendment includes an increase of six (6) dwelling units (182 total dwelling units) and an increase of the overall building height from 66 feet four inches (66'4") to 68 feet (68'). Although the Floor Area Ratio (FAR) requested has not increased, the total floor area has increased, resulting in additional Sustainable Bonus Incentive Program (SBIP) and Transfer of Development Rights (TDR) fees. The applicants have requested that the City Commission continue the TDR fee waiver that was granted in the 2023 Madison Terrace approval; the TDR fee incurred through the subject amendment is \$12,930. The applicants have also requested the City Commission continue the parking rate waiver granted in Ordinance 2023-16 of 0.7 spaces per dwelling unit. As outlined in the attached PZB staff report, the applicants are providing 129 parking spaces. 202 spaces would be required using the City's standard parking calculations and Affordable/Workforce Housing reduction; 128 spaces are required using the previously-approved parking rate of 0.7 spaces per unit.

The proposed planned development amendment has been reviewed by the Site Plan Review Team, including Electric Utilities, Water/Sewer Utilities, Public Works, and the City Attorney's office; conditions of approval have been included in the draft Ordinance 2025-12.

At their meeting on September 3, 2025, the **Planning and Zoning Board (PZB)** unanimously voted to recommend approval of the proposed planned development amendment, including all conditions provided in the PZB staff report.

The City Commission approved the Ordinance unanimously on first reading at its October 7, 2025 meeting.

MOTION:

Move to approve/disapprove Ordinance 2025-12, Major Planned Development Amendment for the project commonly referred to as "Madison Terrace," including amendments to the following associated applications: Mixed Use Urban Planned Development (residential only), Major Site Plan, Conditional Use Permit, Sustainable Bonus Incentive Program, Affordable/Workforce Housing Program, and Transfer of Development Rights.

ATTACHMENT(S):

Ordinance 2025-12

PZB Staff Report

Application Package (survey, site plan package, architectural plans & supporting documents)