



DATE: July 2, 2021

TO: Members of the City Commission

FROM: William Waters, AIA, NCARB, LEED, AP BD+C, ID, SEED, Director for Community Sustainability

MEETING: July 20, 2021

SUBJECT: **Ordinance 2021-04** - Summary of revised plans and renderings associated with the proposed mixed-use development common known as “Deco Green” located at 1715 North Dixie Highway within the Mixed-Use Dixie Highway (MU-DH) zoning district. The plans were revised to address concerns identified by the City Commission at the June 15, 2021 meeting.

On June 15, 2021, the City Commission voted to continue first reading on the project for further discussion and identified areas of concern for the applicant to address, including reducing the height of the main building to 6 stories from 7 stories, providing security of an open plaza, impermeable surface, improving landscaping, adding shade trees, eliminating the use of artificial turf, committing to affordable housing, and improving the west elevation of Building 2. The applicant submitted modifications of the proposed site and landscape plans as well as revised architectural plans, elevations and renderings based on direction by the City Commission on July 2, 2021, which included the reduction in height of the main building from 7 to 6 stories.

SITE PLAN AND ARCHITECTURAL CHANGES:

On July 2, 2021, the applicant sent staff a revised site plan package, which included improvements to the architecture and landscaping of the site as well as updated renderings of the project with the new fourth building at the center of the court yard. The changes are outlined in the site data table below. Staff’s conditions of approval are located in Exhibit C of Ordinance 2021-04. Two additional conditions of approval were added to require a minor site plan review process to review the technical components of the applicant’s changes and that the LULA Program would review the proposed murals prior to installation.

Development Standard	Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP) & Transfer of Development Incentive Program (TDIP)	Provided 6/15 (Old Plans)	Provided 7/2 (New Plans)
Lot Size (min) In square feet (sf)	13,000 sf	Greater or equal to 21,780 sf (0.5 acres)	99,914 sf (2.29 acres)	99,914 sf (2.29 acres)
Lot Width (min)	100’	100’	350’	350’
Front (min) (N Dixie Hwy) Setback	20’	20’	Buildings 1 & 3: 12’ Building 2: 115.2’	Buildings 1, 3, & 4: 18’ Building 2: 117’
Rear (min) Setback	15’	15’	Buildings 1 & 3: 201’ 8” Building 2: 45’ 9”	Building 1: 180’ Building 2: 46.6’ Building 3: 206’ Building 4: 210’

Development Standard	Base Zoning District	Mixed-Use Urban Planned Development w/ Sustainable Bonus Incentive Program (SBIP) & Transfer of Development Incentive Program (TDIP)	Provided 6/15 (Old Plans)	Provided 7/2 (New Plans)
Side (min) (North and South) Setback	10'	10'	Buildings 1 & 3: 10' Building 2: 22' 5"	Building 1 & 3: 11.7' Building 2: 28' Building 4: 115'
Maximum Wall Height at Side Setback	30'	45'	Building 1 & 3 Wall Height: 37.5'	Building Height: 37.5'
Impermeable Surface Coverage (maximum)	65%	65%	67.3%*	64.32%
Structure Coverage (max)	45%	45%	36.7%	41% (40,936 sf)
Living Area (min)	1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 600 sf 2-bed: 750 sf 3-bed: 900 sf	1-bed: 680-900 sf 2-bed: 994-1,235 sf 3-bed: 1,280 sf	1-bed: 745-816 sf 2-bed: 803-1,160 sf 3-bed: 1,323 sf
Density (max)	20 du/acre (45 units)	55 du/acre (127 units)	55 du/acre (127 units)	55 du/acre (127 units)
Building Height (max)	30'	82.5'	Bldgs 1 & 3 – 42' Bldg 2 – 78' 10"	Bldg 1, 3 & 4: 37'6" Bldg 2: 78'2"
Floor Area Ratio (FAR) (max)	1.40	2.325	1.92	1.66 (166,514 sf)

*A relaxing or waiving of zoning district requirements was requested with the previous plan. New plan requires no waivers or modifications to the zoning district requirements.