

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: August 17, 2021

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2021-04 – Second Reading – possible Quasi-judicial – amending the Official Zoning Map by approving the creation of a Mixed Use Planned Development (Deco Green Apartments) located at 1715 North Dixie Highway

SUMMARY:

Deco Green is a 127-unit mixed-use multi-family project being proposed by IBI Group on behalf of OAG Investment 5, LLC. The subject site is a vacant 2.29 acres parcel located on the west side of North Dixie Highway, between 17th and 18th Avenues North as depicted in Exhibit A of the ordinance. The subject project is located inside of the CRA's boundaries, and the project is the result of competitive solicitation process sponsored by the CRA.

The Applicant, IBI Group on behalf of OAG Investment 5, LLC C, is requesting approval of the following:

1. Mixed-Use Urban Planned Development to construct a 127-unit multi-family development with +/-7,450 square feet of commercial space.
2. Development of Significant Impact to construct a residential development in excess of 100 units.
3. Major Site Plan for the development of a new multi-family, mixed-use development in excess of 7,500 square feet.
4. Conditional Use Permit to establish a mixed-use master plan greater than 7,500 square feet.
5. Sustainable Bonus Incentive Program for additional density, intensity and height.
6. Transfer of Development Rights Incentive Program for a 10% increase in residential density.

If approved, the City's official zoning map also will be amended to reflect the establishment of the mixed-use, urban planned development.

BACKGROUND AND JUSTIFICATION:

On May 5, 2021, the Planning and Zoning Board (PZB) recommended that the project be approved by the City Commission with conditions (4-1 vote). At the time, the proposed project had 3 buildings with a large central plaza that was open to the public.

On June 15, 2021, the City Commission voted to continue the 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 six (6) stories from seven (7) stories, providing security for the open plaza, reducing the impermeable surface, improving the landscaping, adding more shade trees, eliminating the use of artificial turf, committing to affordable housing, and improving the west elevation of Building 2.

On July 2, 2021, the applicant submitted modifications of the proposed site and landscape plans as well as revised architectural plans, elevations and renderings based on the direction provided

by the City Commission. Buildings 1 and 3 remain three floors in height with a green roof, and each contain 6 dwelling units and +/-3,725 square feet of non-residential use area, including commercial and amenity space. Some of the residential amenities including gym, yoga room, and club room as well as back of house functions have been relocated to the first floor of these buildings. Building 4 (new) was added to allow for the reduction in height of the larger building and to provide the ability to secure the common areas of the project. It also serves as a liner of retail along the Dixie Highway frontage. Building 2 is now six floors in height with a roof terrace and contains 103 dwelling units. Of the total 127 units, 71 will be one bedroom, 48 will be two-bedroom, and 8 will be three-bedroom.

In making these changes, the mix of unit types and uses were adjusted and the parking ratio, pervious surface area and landscaping were improved as well as overall access and security of the site. No waivers are being requested for the revised project. In addition, the applicant aggressively has been seeking County developers, who have affordable units available through the County's Affordable Housing Exchange Program, in order to dedicate a portion of the units as affordable. The project will be constructed in one phase.

On July 20, 2021, the City Commission voted unanimously to approve the project on first reading as revised and presented by the applicant at the meeting. The attached ordinance was updated to reflect the project revisions with a condition of approval requiring a minor site plan amendment prior to the issuance of building permit to allow for a more detailed technical review by staff.

MOTION:

Move to approve/disapprove Ordinance No. 2021-04 amending the Official Zoning Map by approving the creation of a Mixed Use Planned Development (Deco Green Apartments) located at 1715 North Dixie Highway .

ATTACHMENT(S):

Ordinance 2021-04
Staff Analysis Memo to City Commission of Revised Plans 7-2-21
Site Plan Package (Revised 7-2-21)
May 5, 2021 PZB Minutes